

ONLINE ONLY REAL ESTATE AUCTION

839 SOUTH DETROIT AVENUE, TOLEDO, OHIO 43609

BIDDING ENDS: TUESDAY, MARCH 9, 2021 at 12:00 pm



Great location across the street from Bowsher High School and near the University of Toledo Medical Center. Income generating property at \$9,000.00 annual income to long term tenant since 2009. Country kitchen

with large walk in shelved pantry, Pergo floors in dining room opens to living room, and family room could be 4th bedroom. First floor bedroom, large basement with storage, laundry area, and workshop. Exterior rear yard has room to play along with an asphalt driveway and shed.

ACROSS FROM BOWSHER HS!

PROPERTY FEATURES:

- Exterior Siding
- Front Covered Porch
- Private Asphalt Driveway in Rear of Home
- Shed / Barn Style
- Full Basement with Cellar and Workshop Area
- Revenue Generating with Long Term Tenant
- Laundry Hook Up In Basement
- Gas Forced Air Heat
- Public Water
- Sanitary Sewer

Living Room:	12 x 12	Bedroom #1:	11 x 12	No. of Baths:	1 Full	Elementary:	Arlington
Dining Room:	12 x 11	Bedroom #2:	12 x 13	Foundation:	Full Basement	High School:	Bowsher
Kitchen:	12 x 13	Bedroom #3:	12 x 12	Square Feet:	1,470+/-	Half Year Taxes:	\$675.48
Family Room:	15 x 13	Lot Size:	45 x 182	School District:	Toledo Public	TD Parcel No.:	01-05411



OPEN HOUSE: Sunday, March 7, 2021 from 3:00 pm - 4:00 pm.

DIRECTIONS: North of Arlington, across from Bowsher High School. Enter off Toledo Street.

TERMS & CONDITIONS: AUCTION REGISTRATION: The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and will need to be completed. Next you'll receive an email indicating you **must provide proof of funds** from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$3,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title, immediately following the auction, in the amount of **\$3,000**. The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **35 Days After Acceptance**.

TITLE: A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Midland Title; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, Property Disclosures, and the Earnest Money Deposit Agreement.

BROKER PARTICIPATION: Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources.

BUYER'S PREMIUM: Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

AGENCY: Auctioneer is a seller's agent.

WEBSITE UPDATES: Please refer to the website for updated information on occupancy, rents, or changes at www.pamelaroseauction.com.

DISCLAIMER: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.PamelaRoseAuction.com.

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