

# CONTENTS AND REAL ESTATE

# AUCTION

4716 Wickford Drive East  
Sylvania, Ohio 43560

SAT. FEBRUARY

4

CONTENTS AT 10 AM  
REAL ESTATE AT 11 AM



Sylvania! Near Lourdes College! Meticulous long term owner moving. Many updates! Newer kitchen that opens to living room and patio doors to oversized deck and landscaped yard. Bi-level with grand entry all neutral newer carpet with open floor plan. 3 bedrooms up with hardwood floors and remodeled bathroom. Lower has finished family room with additional bedroom or office, full bath and floor to ceiling windows and glass doors to additional patio. Attached garage with attic. Never on market before.

## PROPERTY FEATURES

Bi-Level Home  
New High Efficiency Furnace (2014)  
Underground Sprinkler System (2016)  
Nicely Landscaped  
Incredible Oversized Deck  
Ground Floor Rear Patio  
Asphalt Driveway  
Central Air

Public Water  
Sanitary Sewer

## ROOM DIMENSIONS

Living Room: 18 x 14  
Kitchen: 14 x 12  
Family Room: 32 x 16  
Master Bedroom: 14 x 10

Bedroom #2: 10 x 10  
Bedroom #3: 10 x 8  
Bedroom #4: 10 x 10  
Utility / Laundry: 14 x 14

## OTHER INFORMATION

Lot Size: 64 x 158  
No. of Bathrooms: 2 Full

Foundation: Basement Walk Out  
Foundation: Slab (Garage)  
Square Feet: 1,890+/-  
School System: Sylvania  
High School: Southview  
Half Year Taxes: \$1,324.09  
Homestead Reduction: \$368.06  
TD Parcel No. 82-30274

## DIRECTIONS and PREVIEW AND REGISTRATION

N McCord to east on Charlesgate, continue to the left on Charlesgate to right on Wickford Drive East, between Brint and Sylvania. Property will be open two hours prior to the auction at 9:00 am for preview and registration.

## TERMS AND CONDITIONS

**\$3,500 Deposit must be presented at time of registration for auction in form of cash, cashier's check, or personal check. Balance due within 35 days of auction.** If registrant is last bidder, the check will be deposited into Greater Metropolitan Title's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. Seller will furnish a guaranteed certificate of title at closing at title company. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter.

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