



PROPERTY SELLS EXCLUSIVELY ONLINE!

BIDDING ENDS:

WED. FEBRUARY

22

2017 AT 1:00 PM

OPEN HOUSE:

**MONDAY,
FEBRUARY 20, 2017
AT
12:00 PM**



**1335 Noble Street
Toledo, Ohio 43608**

Property Features

- Newer Hot Water Heater
- Hardwood Floors
- Fully Fenced Yard
- Privacy Fence
- Large Enclosed Front Porch
- Large Kitchen with Eat-In Area
- Double Lot
- Gas Forced Air Heat
- Newer Furnace
- Glass Block Windows
- Full Basement

Online Only Auction! Same owner for 27 years (moving to smaller home), 3 beds, formal dining plus large eat-in kitchen, full basement, privacy fenced large lot. Name your price!

Room Dimensions

- Living Room: 17 x 12
- Dining Room: 15 x 12
- Kitchen: 15 x 12
- Kitchen Eating Area: 15 x 10
- Master Bedroom: 12 x 13
- Bedroom #2: 12 x 10
- Bedroom #3: 12 x 10
- Porch: 20 x 10

Other Information

- Lot Size: 60 x 100
- No. of Bathrooms: 1
- Foundation: Full Basement
- Square Feet: 1,312+/-
- Toledo Public / Woodward HS
- Half Year Taxes: \$144.72
- Homestead: \$245.05
- TD Parcel No. 10-26147

TERMS AND CONDITIONS:

AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com / Online Auctions / Real Estate 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 faxing the proof of funds to 419-865-6594 or emailing to toni@pamelaroseauction.com at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$2,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title immediately following the auction, in the amount of **\$2,000**. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **30 Days** of the auction or by **Wednesday, March 22, 2017**.

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 Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

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

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.



**Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Rae Murra, REALTOR®**

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