



Pamela Rose Auction Company, LLC
 REAL ESTATE | AUCTIONEERS | CONSULTANTS

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Michael Murray, Broker, Auctioneer and Pamela Rose, REALTOR®, Auctioneer

HOMESTEAD AT THE QUARRY AUCTION



VERY UNIQUE 4 LEVEL HOME

3330 IVY WOOD COURT, MAUMEE, OHIO 43537

ONLINE BIDDING ENDS: TUESDAY, MAY 1, 2018 AT 12:00 PM

OPEN HOUSE: TUESDAY, APRIL 24, THURSDAY, APRIL 26,
 AND MONDAY, APRIL 30 AT 5:00 PM SHARP

Directions: South of Salisbury Rd in the Homestead at the Quarry Subdivision



Serving the auction industry for 25 years.

STAY CONNECTED:



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HOMESTEAD AT THE QUARRY

AUCTION



3330 Ivy Wood Circle, Maumee, Ohio 43537

Online Bidding Ends:
 Tuesday, May 1, 2018 at 12:00 pm

High End Furnishings and Figurine Collectibles Auction
 Thursday, April 19, 2018 with Online Bidding Ending at 12:00 pm



Nestled on a quiet court in the Homestead at the Quarry, is a very unique four level 4,300+/- square foot home located at

330 Ivy Wood Court, Maumee, Ohio 43537

Your dream home is situated on an acre with mature trees and a lovely back yard. The perfect yard to put your gardening skills to work. The floor plan is open with soaring ceilings in the great room and the warmth of the classic fireplace. The home features four bedrooms, three and a half baths, three car motor room, sun porch, finished lower level and a spacious pergola overlooking your yard. Built in 2003, this home in the Anthony Wayne School district has never been on the market before. Being sold to settle a family trust. Bid your price exclusively at an online auction with bidding ending on

Tuesday, May 1, 2018 at 12:00 pm

Come and tour the property on the following days:

Tuesday, April 24, 2018 at 5:00 pm Sharp
Thursday, April 26, 2018 at 5:00 pm Sharp
Monday, April 30, 2018 at 5:00 pm Sharp



Property Features

Three Plus Car Motor Room
Year Round Sun Porch
Pergola Overlooking Fabulous Wooded Lot
1 Year Home Warranty
Fireplace in the Great Room
Sprinkler and Alarm Systems
Extra Area For Parking Off The Driveway
Back Yard Is Fenced In

Other Information

Lot Size: 1.0+/- Acres
No. of Bathrooms: 3.5
Foundation: Basement / Crawl
Square Feet: 4,372+/-
Year Built: 2003
School System: Anthony Wayne Elementary: Monclova
Half Year Taxes: \$4,286.67
Homestead Reduction: \$278.29
TD Parcel No. 38-87892

Room Dimensions

Great Room: 16 x 19
Dining Room: 14 x 14
Kitchen: 25 x 16
Family Room: 17 x 23
Master Bedroom: 14 x 18
Bedroom #2: 12 x 13
Bedroom #3: 14 x 14
Bedroom #4: 16 x 25
Porch: 10 x 10
Laundry Room: 1st Floor



High End Furnishings and Figurine Collectibles Auction

Thursday, April 19, 2018
Online Bidding Ends at 12:00 pm

AUCTION 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 **\$10,000 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 **\$10,000**. 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 **Wednesday, June 6, 2018**.

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, Legal Description, Property Disclosures, and a 1 Year Home Warranty.

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.

BID NOW!
www.PAMELAROSEAUCTION.com