

Real Estate Auction

West End Toledo, OH

Old West End Beauty

2601 Scottwood

Directions: W Central Ave to South on Scottwood to corner of Islington.

Thursday, March 28, 5:00 PM

Also Offered at Public Auction

Vacant Lot 354 Islington

Tax Parcel 09-06577

Taxes Per Year \$308.18

Lot Size 34' x 144'

Directions: Islington is just east of Collingwood.

Owner: Estate of Ellen Langel
Lucas 2018 ADV 698
Executrix Kyle A. Silvers, Esq

Living Room: 12' x 30' HW Floors/Fireplace
Dining Room: 14' x 17' HW Floors/Built In China Cabinet
Kitchen: 11' x 12' Stove/Refrigerator
Breakfast Nook: 6' x 9'
Full Bath Up/ Half Bath Main Floor
Bedroom: 11' x 15' HW Floor
Bedroom: 13' x 9' HW Floor
Bedroom: 14' x 11' HW Floor
Bedroom: 12' x 13' HW Floor

Beautiful Oak Staircase/Led Glass Windows

OPEN FOR INSPECTION: Tuesday, March 19, 4:00—5:30 PM or shown by appointment Call Auctioneer.

Terms: 2601 Scottwood—\$2,000.00 down in certified funds w/balance at closing. Closing held on or before 40 days; 354 Islington—\$500.00 down in certified funds w/balance at closing. Closing held on or before 40 days. Possession at closing. Have finances ready, selling with immediate confirmation. No Buyer's Premium. Announcements made the day of the auction take precedence over printed materials. All information on this flyer was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgment and inspections of property records. Any other terms & conditions will be announced the day of the auction and take precedence over printed material.

WHALEN WHALEN
REALTY & AUCTION, LTD.

Information contained herein deemed reliable, but not guaranteed.

AUCTIONEERS—John & Jason Whalen, Michael Murry - Office 419-337-7653 or 419-875-6317

2601 Scottwood

Toledo, OH



Well maintained, preserved Old West End Beauty, 2184 Sq Ft Victorian home with 4 bedrooms, 1 1/2 bath on corner lot with 2 car garage. Selling to settle estate.

OPEN FOR INSPECTION: TUESDAY, MARCH 19, 4:00—5:30 PM.



Tax Parcel: 02-03874
Year Taxes: 1,900.45
Wood Siding
Asphalt Shingle Roof—
Newer Sheeting
Wood/Alum Windows
Brick Foundation
100 Amp Updated Wiring
Copper Plumbing
45 Gallon HW Tank
Hot Water Boiler Heat
Concrete Drive
20x22 Detached Garage

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