

Open for inspection: Tuesday
 June 18, 5-6:30 pm, Or shown by
 appointment, call auctioneer.

Absolute Real Estate Auction

13170 Milton St.
 Weston, OH 43569



Directions: North of Sand Ridge Rd. to Milton St



Wednesday June 26, 5:00 PM



Absolute auction! Spacious 2 story home in Weston.
 Updated roof and some mechanical updates. Great rental
 opportunity with living area and 1 bed apartment.

Estate of Mary Varela
 Minerva Toth, POA
 Wood Co. Probate #20171402

Tax Parcel	X78-509-350313001000
Taxes	\$431.96 / 6 Months
Lot Size	60'x105'
Age Built	1900
Sq Ft	2,488
Exterior	Aluminum / Vinyl
Windows	Vinyl, wood
Roof	Asphalt shingle approx. 7 yrs.
Foundation	Crawl, outside access
Electric	60 Amp fuse, Toledo Edison
Gas	Suburban
Water	Public, cistern inside house
Sewer	Public
Water Heater	Gas
Heating	Natural Gas Forced Air
Cooling	None
Garage	2 Car Attached
Driveway	Gravel
Schools	Otsego

Family Room		23'5"x15'3"	Wood, Patio door to deck
Kitchen		11'x17'3"	Vinyl
Dining Room		11'8"x10'11"	Wood
Laundry		11'2"x6'8"	
Mud Room		7'10"x9'9"	Linoleum
Bedroom	M	11'6"x15'1"	Carpet, Closet
Bedroom	M	9'2"x11'	Carpet
Bedroom	U	9'3"x12'8"	
Bedroom	U	10'2"x15'4"	
Enclosed Porch		21'7"x5'6"	Laminate
Bath	M	11'2"x9'6"	

Apartment with separate gas & electric

Living Room	11'4"x23'	Carpet
Bedroom	11'8"x10'	Carpet, Closet
Bath	4'9"x7'8"	
Heating	Space Heater	
Hot Water Heater	Gas	

Terms: \$1,500.00 down in certified funds w/balance at closing. Closing held on or before 45 days. Possession at closing. Have finances ready, selling absolute. 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.



Information herein deemed reliable, but not guaranteed.

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