

ONLINE ONLY AUCTION!

HOME IS LOCATED IN DEARBORN HEIGHTS

FIRST HOME OR INVESTMENT



4956 HIPPI STREET, DEARBORN HEIGHTS, MICHIGAN 48125

ONLINE BIDDING ENDS:

THURSDAY, OCTOBER 7, 2021 AT 12:00 PM



Online Only Auction! Bid your price for this 3 bed home in Dearborn Heights. Great first home or investment property. Wood floors, newer roof, and hot water tank. Fenced in yard with large driveway and plenty of room for a garage.



PROPERTY FEATURES

- 3 Bedrooms
- Fenced In Back Yard
- Wood Floors
- Driveway with Room for a Garage
- Back Deck
- New Roof in 2018
- Newer Hot Water Tank

ROOM DIMENSIONS

Living Room 13 x 12
Kitchen 9 x 8
Master Bed 13 x 13
Bedroom #2 10 x 9
Bedroom #3 10 x 8

OTHER DETAILS

Lot Size 40 x 120
No. of Baths 1 Full
Foundation Crawl
Square Feet 856+/-
Dearborn Heights Schools
Summer Taxes \$996.60
Winter Taxes \$516.84
Parcel 33052010151000



Open House: Friday, October 1, 2021 at 12:00 pm

DIRECTIONS: North of Van Born, west of Pelham.



Pamela K Rose Auction Co, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

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REAL ESTATE TERMS AND CONDITIONS:

AUCTION REGISTRATION: The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and 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 emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$3,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title immediately following the auction, in the amount of **\$3,000**. The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **Friday, November 19, 2021**.

TITLE: An Owner's Insurance Policy will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Midland Title; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Relationship, Lead Based Paint, Seller's Disclosure Statement, and the Earnest Money Release Agreement.

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.

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AUCTION ASSOCIATES

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