

**10+/- ACRES
WITH WOODS**

AND 3,500+/- SF HOME

REAL ESTATE AUCTION



2415 North Crissey Road, Sylvania, Ohio 43560
Live Onsite: Thursday, August 15, 2019 at 5:30 pm

2415 NORTH CRISSEY ROAD, SYLVANIA, OHIO 43560

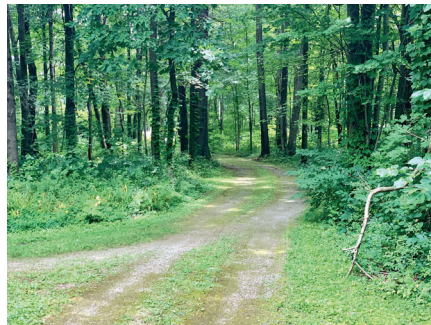
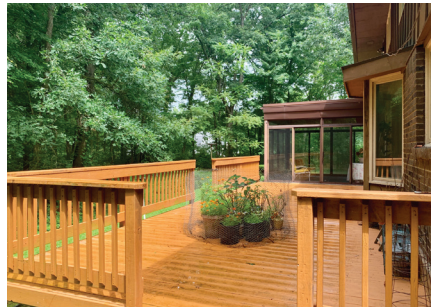
ROOM INFORMATION

- Master Bedroom 14 x 18
- Bedroom #2 12 x 12
- Bedroom #3 10 x 12
- Bedroom #4 16 x 20
- Bedroom #5 10 x 12
- Family Room 16 x 20
- Living Room 16 x 20
- Dining Room 12 x 16
- Kitchen 16 x 16
- Sun Room 12 x 12
- Den 14 x 14

OTHER PROPERTY DETAILS

- Lot Frontage 330'
- Lot Acreage 10+/-
- No. of Bathrooms 3 Full and 2 Half
- Foundation Basement
- Square Feet 3,556+/-
- School System Sylvania
- Elementary Central Trail
- High School Southview
- Half Year Taxes \$4,133.11
- Homestead \$360.32
- TD Parcel No. 78-05021

Directions: Just north off Bancroft.
Preview and Registration Begins At 4:30 pm Day of Auction



10+/- Acres with Woods
Private and Secluded
Winding Drive to Home

Deck
Dual Fireplace
Balcony

Gas Forced Air Heat
Central Air
Public Water / Sewer



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10+/- Acres with woods in Sylvania and is private and secluded. Near amenities while living in park setting. Nature, wildlife, and quiet while enjoying all seasons. Hike in your yard, host a camp out or party, gardening, trails, archery, and a bonfire all can be yours.

Hard to find acreage in desirable location. 3,500+/- SF home needs cosmetic updating with unlimited potential with 5 beds and 3 full and 2 half baths. Long term owners in their 80's are headed to Florida. This rare find is ready for the next chapter to enjoy the benefits of a private estate and acreage.

View More Information Online at www.PamelaRoseAuction.com

TERMS & CONDITIONS: \$7,500 Deposit must be presented at time of registration for auction in form of cashier's check or personal check made payable to Greater Metropolitan Title. Balance due at closing on or before 35 Days after Acceptance. If registrant is last bidder, the check will be deposited into Greater Metropolitan Title's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. Seller will furnish a guaranteed certificate of title at closing at title company. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. **Privacy Policy and User Agreement:** To view our complete Privacy Policy and User Agreement, please visit our website at www.PamelaRoseAuction.com.



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