

# ONLINE ONLY REAL ESTATE AUCTION

6203 JUDGE DRIVE, TOLEDO, OHIO 43615

**BIDDING ENDS:** THURSDAY, MARCH 19, 2020 at 1:00 pm

## STARTER HOME OR INVESTMENT!

### PROPERTY FEATURES:

- Updated Interior
- New Kitchen Counters and Cabinets
- Detached 528+/- SF Garage
- Large 0.89+/- Acre Lot
- Public Water / Sewer
- Forced Air Heat
- Air Conditioning



Online Only Auction! 3 bed, 1 bath home that has been recently renovated. Updates include the flooring, kitchen, and bathroom. Newer furnace with central air and a detached 2 car oversized garage. Move in ready! Great starter home or investment property!

### PROPERTY INFORMATION:

Living Room:	16 x 12	Master Bed:	12 x 10	Lot Size:	240 x 170	School System:	Toledo Public
Eat-In Kitchen:	14 x 12	Bedroom #2:	11 x 9	No. of Baths:	1 Full	High School:	Rogers
Family Room:	16 x 10	Bedroom #3:	10 x 8	Foundation:	Crawl	Half Year Taxes:	\$1,328.99
Utility Room:	12 x 10			Square Feet:	1,046+/-	TD Parcel No.:	20-18601

**OPEN HOUSE:** Monday, March 16, 2020 from 12:00 pm - 2:00 pm.

**DIRECTIONS:** East on Hill to left on Rochelle. Home is on the corner of Rochelle and Judge.

**TERMS & CONDITIONS:** **AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://www.pamelaroseauction.com) | Online Auctions | Online Real Estate | Log In / Registration 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 [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) 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 **\$3,000 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 **\$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 **35 Days** after acceptance or by **Thursday, April 23, 2020**.

**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, Consumer Guide, Lead Based Paint, Property Disclosures, and the Earnest Money Deposit 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](http://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](http://www.pamelaroseauction.com).

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)



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