

REAL ESTATE

AUCTION

**4322 Willys Parkway
Toledo, Ohio 43612**

WED. JANUARY

25

2017 AT 5:30 PM



MINIMUM BID \$40,000

Auction! 4 bedroom, 1.5 bath well maintained home. Large eat-in kitchen with island, dining room leads to open living room, asphalt drive, two car detached garage, and privacy fenced back yard. Priced well below the market value.

PROPERTY FEATURES

Hardwood Floors
Kitchen with Island
Walk Up Decked Attic for
Additional Storage
2 Car Detached Garage
Asphalt Driveway

Public Water / Sewer
Forced Air Furnace
Laundry in Full Basement

ROOM DIMENSIONS

Living Room: 20 x 13
Dining Room: 12 x 12
Eat-In Kitchen: 17 x 10

Master Bedroom: 12 x 11
Bedroom #2: 11 x 11
Bedroom #3: 9 x 9
Bedroom #4: 9 x 7
Porch: 22 x 7

OTHER INFORMATION

Lot Size: 42 x 126

Square Feet: 1,135+/-
Toledo Public Schools
Whittier Elementary
Start High School
Half Year Taxes: \$578.13
Homestead: \$304.60
TD Parcel No. 07-29717

DIRECTIONS and PREVIEW AND REGISTRATION

Eleanor, past Pennfield to right on Willys Parkway. Property will be open auction day at 4:30 pm for preview and registration.

TERMS AND CONDITIONS

\$2,500 Deposit must be presented at time of registration for auction in form of cash, cashier's check, or personal check. Balance due at closing within 35 Days or by Wednesday, March 1, 2017. 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.

VIEW MORE INFORMATION ONLINE AT WWW.PAMELAROSEAUCTION.COM



Pamela Rose Auction Company, LLC
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