



Pamela Rose Auction Company, LLC
 REAL ESTATE | AUCTIONEERS | CONSULTANTS

5825 Weckerly Road, Whitehouse, Ohio 43571
 Office: 419-865-1224 or 877-462-7673
 Online at www.pamelaroseauction.com

REAL ESTATE AUCTION

STUNNING CONTEMPORARY IN STONE OAK

8818 OAK VALLEY ROAD, HOLLAND, OHIO 43528

BID ONSITE OR LIVE ONLINE: THURSDAY, JUNE 28, 2018 AT 5:00 PM

ON-SITE BIDDERS:

TERMS: \$10,000 deposit down day of auction in the form of **Cash, Cashier's Check, or approved Personal Check** made payable to Greater Metropolitan Title. Deposit must be presented at time of registration. In the event that a participant is not the highest bidder, his/her check will be returned to him/her immediately after the auction. Closing to be held on or before **Monday, August 6, 2018**.

The remainder of the below noted terms also apply to the on-site bidders.

ONLINE BIDDERS:

AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com / Online Auctions / Real Estate 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 toni@pamelaroseauction.com at least 24 hours 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 **\$10,000 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 **\$10,000**. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **Monday, August 6, 2018**.

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, Property Disclosures, and the Legal Description.

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.

LOAN PRE-APPROVAL: A free loan pre-approval may be obtained from Marcus Newbern at Genoa Bank; 419-464-2991 or by email at mnewbern@genoabank.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.

FRAUD ALERT: If you receive an email from this office requesting that you wire or otherwise transfer funds, to protect yourself, please confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer. Email accounts of real estate professionals are targets of cyber criminals that use information in an attempt to initiate fraudulent wire requests.

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Stunning Contemporary in Stone Oak

8818 OAK VALLEY ROAD
 HOLLAND, OHIO 43528



GOLF COURSE LOCATION:
 11TH FAIRWAY



Serving the auction industry for 25 years.

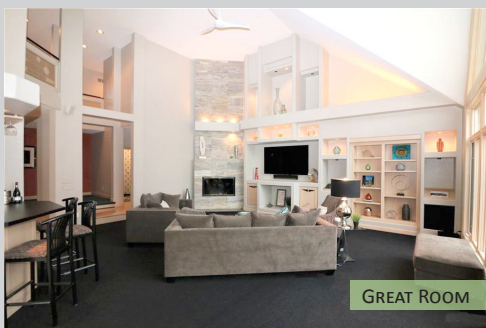


STAY CONNECTED: [f](#) [p](#) [i](#) [t](#) [v](#) [i](#)

LUXURY LIVING ONLY AT AUCTION

THURSDAY, JUNE 28, 2018 at 5:00 pm - Offered OnSite with Live Online Bidding Available

Come Home To A Vacation Everyday



GREAT ROOM



OFFICE



MASTER BATH



EXERCISE ROOM

Live your dream on Stone Oak Golf Course. Stunning contemporary with all the features; first floor master suite with its own living space, fabulous kitchen with center island and pantry, vaulted ceilings in the great room, first floor den with two person desk, and a bonus room upstairs. Finished lower level with half bath, theater, exercise and recreation rooms. Three car garage plus a space for your golf cart with its own door. A fabulous deck with a hot tub on the 11th fairway. Luxurious living with over a \$100,000 in recent updates. Come bid your price at auction.



KITCHEN



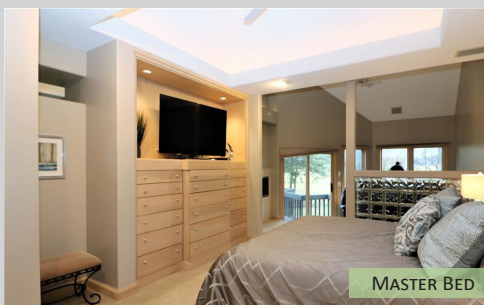
DINING ROOM

Property Features

Home Theatre
 First Floor Suite with Fireplace, Walk-In Shower, and Whirlpool
 3 Car Garage (808+/- Square Feet) and Separate Garage for the Golf Cart (Included)
 All Appliances Stay With the Home



HOME THEATRE



MASTER BED

Room Dimensions

Great Room	23 x 30
Dining Room	13 x 15
Kitchen	16 x 20
Breakfast Room	12 x 16
Theatre Room	25 x 28
Master Bed	16 x 31
Bedroom #2	15 x 18
Bedroom #3	13 x 15
Bedroom #4	13 x 14
Laundry Room	1st Floor
Office	14 x 18
Loft	15 x 25
Exercise Room	13 x 31
Bonus Room	11 x 29

Other Information

Lot Size	105 x 155
No. of Baths	3 Full and 2 Half
Foundation	Finished Lower Level
Square Feet	4,324+/-
Year Built	1994

Schools

School District	Springfield
Elementary	Crissey
High School	Springfield

Taxes, Association Fee, Parcel Details

Half Year Taxes	\$6,528.30
TD Parcel No.	65-90464
Association Fee	\$409.00 Annually

REAL ESTATE INFORMATION

Location: 8818 Oak Valley Road, Holland, Ohio 43528
 Directions: Centennial Road, south of Hill Avenue, to West Pine Valley, circle around to Oak Valley

Auction Date: Thursday, June 28, 2018 at 5:00 pm
 Type of Auction: Live OnSite with Online Bidding Available

ONLINE BIDDING REGISTRATION

Visit www.PamelaRoseAuction.com
 Online Bidding - Online Real Estate

PREVIEW AND REGISTRATION

Open House #1: Wednesday, June 20, 2018 at 5:00 pm
 Open House #2: Monday, June 25, 2018 at 5:00 pm
 Open House #3: Wednesday, June 27, 2018 at 5:00 pm
 Day of Auction: Thursday, June 28, 2018 at 4:00 pm