

5825 Weckerly Road, Whitehouse, Ohio 43571

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Online at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)

## DESIGNER FARMHOUSE AUCTION

INCREDIBLE RENOVATED HOME ACROSS FROM PACESETTER PARK

9143 PELICAN COVE COURT, SYLVANIA, OHIO 43560

ONLINE BIDDING ENDS: TUESDAY, SEPTEMBER 18, 2018 AT 12:00 PM



### Open House Date and Time

Sunday, September 16, 2018 from 1:00 pm - 2:30 pm

### TERMS & CONDITIONS:

**AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://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](mailto: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 **\$5,000 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 **\$5,000**. 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 **35 Days of Auction**.

**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 Midland Title.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Lead Based Paint, and the Property Disclosures.

**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.

**ONLINE BIDDING PLATFORM:** In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

**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).

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Auction Associate

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

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*Dreaming Of A Designer Farmhouse?*

ONLINE ONLY REAL ESTATE

# AUCTION



Auction Date:

**Tuesday,  
September 18, 2018**

With Bidding Ending At:

**12:00 pm**

Property Location:

**9143 Pelican Cove Ct  
Sylvania, Ohio 43560**



*D*reaming of a designer farmhouse? We've found this incredible renovated 4 bedroom, 2.5 bath home that looks like the cover of House Beautiful Magazine.

Everything new including kitchen with granite tops and appliances, and new baths.

Restored hardwood floors, large entry with custom lockers, and freshly painted inside and out. Updated electrical, windows (5 years) and roof. This home has multiple living spaces, fireplace, and more.

A must see property that is in move in condition and is selling to settle the Trust.



### Property Features

- Renovated Designer Farmhouse
- Located Across from Pacesetter Park
- New Kitchen and Granite
- Appliances Included
- Deck / Patio

- Fireplace
- Freshly Painted
- Upgraded Electrical
- New Windows (5 Years) and Roof
- First Floor Laundry
- Attic Storage

Directions:  
Off Mitchaw, between Sylvania and Sylvania Metamora

### Room Dimensions

- Living Room: 12 x 13
- Dining Room: 10 x 10
- Kitchen: 14 x 23
- Family Room: 18 x 15
- Office: 11 x 12

- Master Bedroom: 13 x 16
- Bedroom #2: 10 x 10
- Bedroom #3: 11 x 12
- Bedroom #4: 10 x 10

### Other Information

- Lot Size: 0.49+/- Acres
- No. of Bathrooms: 2 Full and 1 Half
- Foundation: Basement
- Square Feet: 1,932+/-

### School Information

- District: Sylvania
- Elementary: Highland
- High School: Northview

### Parcel and Taxes

- Parcel ID No.: 79-73810
- Half Year Taxes: \$1,893.82

**BID NOW ONLINE AT**  
[www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)

