

*Impeccable Sylvania Home at Auction!*



*Sunday, October 14, 2018 at 2:00pm*

5020 GREEN PINE COURT, SYLVANIA, OHIO 43560 | ONLINE & LIVE ON-SITE!

## Impeccable Sylvania Home!

Owners moved and want to liquidate! Move in ready! (4) bedrooms, (2.5) bathrooms, on 1/2 acre lot with large privacy pine trees. Impressive grand 2-story entryway with glistening hardwood floors. Gourmet Kitchen with abundance of cabinets, granite counters, center island, and newer stainless steel appliances. Huge family room with cathedral ceilings, skylights and wood burning fireplace. Completely updated with all new windows, except for 3 windows. New carpet, freshly painted walls, and spotlessly clean. Immediate possession. Buy it now option on pre-auction offers.



5020 GREEN PINE COURT, SYLVANIA, OHIO 43560

## Property Features

Brick Exterior  
Fireplace  
1/2 +/- Acre Lot  
On A Cul-de-sac  
New Roof  
Move-In Ready  
Large Privacy Pines

Composite Back Deck  
Asphalt Driveway  
Master Bedroom With Tray  
Ceilings & Walk-In Closet  
Large Rec Room/Basement  
2-Story Grand Entryway  
2.5 Car Garage



## Property Information

Living Room	15x14
Family Room	21x17
Dining Room	14x11
Kitchen	21x14
Master Bedroom	16x14
Bedroom 2	15x14
Bedroom 3	15x14

Bedroom 4	12x10
Laundry	8x7
Den	10x8
Grand Entry	11x9
Rec Room	27x23
Total Sq.Ft.	2,723+/-
# of Bathrooms	2.5

Year Built	1994
Foundation	Finished Basement
School System	Sylvania
High School	Northview
Half Year Taxes	\$3,287.29
Homestead Exempt	\$375.56
Parcel #	82-90351

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Can't make the Live Auction? Bid Online at [PamelaRoseAuction.com](http://PamelaRoseAuction.com) - Bidding Opens October 8, 2018





#### Terms & Conditions

**\$7,500 deposit per property** down day of auction in the form of **cashier's check** or **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. **Balance will be paid in full at closing on or before 35 Days of Auction.** 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. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations.

**ONLINE BIDDERS:** Online Bidding Opens October 8, 2018. **REGISTRATION:** Online registration form available at [PamelaRoseAuction.com](http://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 of the **earnest money deposit**. **DOCUMENTS:** 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. **EARLY BIDDING:** Buyers can submit a pre-auction offers on auctioneer bid package. Contact Auctioneer for details.



# Pamela Rose

AUCTION COMPANY, LLC

**(419) 865-1224 | (877) 462-7673**

**[PamelaRoseAuction.com](http://PamelaRoseAuction.com)**

**Auction Associate:** Pamela Rose, REALTOR®, Auctioneer, CAI, AARE



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