

REAL ESTATE AUCTION

Wednesday August 10, 2022 @ 5pm

4113 S Detroit Ave., Toledo OH 43614



Owner: Jon McVicker



whalenauction.com

Open For Inspection: Monday August 1 from 5-6:30pm. Or shown by appointment, call auctioneer.

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|--------------|--|--|
| Tax Parcel | 03-20997, Lucas County, Toledo City | |
| Taxes | \$1,473.95 per half year | |
| Year Built | 1955 | |
| Sq Ft | 1671 | |
| Lot Size | 45x135, .156 acre | |
| Living Room | 11' x 16' | |
| Kitchen | 10' x 11' | Gas stove, refrigerator, dishwasher stay |
| Bedroom | 10' x 11' | Hardwood floor |
| Bedroom | 10' x 12' | Hardwood floor |
| Bath | Full | |
| Upstairs | | |
| Master Suite | 12' x 20', full bath, gas fireplace, maple floor, walk in closets, vaulted ceiling, sliding patio door overlooking property. | |
| Basement | 900 sq. ft. finished with 10' x 11' bedroom, full bath and walk-in shower. Washer & dryer hook up. | |
| Garage | 24x30 4 car detached, spotless | |
| Electric | 200amp | |
| Exterior | Brick | |
| Roof | Shingle | |
| Windows | Vinyl | |
| Driveway | Concrete | |
| Heating/Air | Natural gas forced air, Central air | |
| Water Heater | 40 gal gas | |
| Water/Sewer | City | |
| Schools | Bowsher | |

Absolutely one of the finest completely remodeled spotless homes in south Toledo. 1 1/2 story 4-bedroom, 3 full bath brick home with 1,535 sq. ft., finished basement with full bath and walk in shower! 4 car garage and 45 x 150 lot that backs up to Chessie Circle Trail. So much to offer!



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REALTY & AUCTION, LTD.

Auctioneers: John & Jason
Whalen, Mike Murry
419-875-6317, 419-337-7653

Terms: \$4,000.00 down day of auction in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation "AS IS", "where is". No Buyer's Premium. Possession at closing. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgment and inspections of property records. Any other terms & conditions will be announced the day of the auction and take precedence over printed material.