

# Real Estate & Personal Property AUCTION

Wednesday July 27, 2022, 4pm



Owner: Estate of Laura Bennett  
Lucas County Probate #2022-Est 000910  
Karen Bond Executor

## 1836 Pinelawn Dr. Toledo, OH 43614

**Real Estate Offered 1st at 4pm  
Followed by Personal Property  
Including Firearms, Furniture, Collectibles**

**This is your chance to own this 3 bed, 2 bath  
ranch home with beautiful golf course views,  
an all season porch and large fenced in backyard.**



**Open For Preview:** Tuesday July 19 from 5-6:30p.m.  
Or shown by appointment. Call auctioneer.

Living Room	21'x 13'	new carpet
Dining Room	12'6"x 18'	hardwood, gas fireplace
Kitchen	17'x 7½'	laminated, stainless refrigerator, Gas stove, built in microwave, dish washer, garbage disposal
Office/Den	10'7"x 12'	new carpet
Utility Room	7'x 5½'	washer, dryer
Bedroom	11'x 11'	hardwood, closet, ceiling fan
Bedroom	11'x 11'	hardwood, closet
Bedroom	11'6"x 11'	closet, ceiling fan
¾ Baths	5'6"x 6'6"	closet, standing shower
Full Bath	9'x 8'	tile, jacuzzi tub
All Season Patio	11'x 14'	

Tax Parcel	20-74401, Lucas Co
Taxes	\$1,670 / 6 months
Year Built	1964
Sq Ft	1,688
Lot Size	89'x 139'
Schools	Toledo City

Heating	90% Efficient Ruud furnace w/CA
Cooling	Central air
Water Heater	48 gallon gas
Electric	100 amp breaker
Water/Sewer	public, sanitary
Windows	Vinyl
Foundation	crawl
Exterior	brick, vinyl
Garage	2 car attached, 20'x 21', attic access
Driveway	Concrete
Roof	Asphalt
Extras	whole house fan, 8'x12' shed, irrigation, Fenced back yard



**Terms:** \$4,000 down the day of the 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 30 days after auction. Announcements made the day of the auction take precedence over printed materials. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records.

### WHALEN REALTY & AUCTION LTD

Auctioneers: John & Jason Whalen, Mike Murry, George Bly & Jacob Ramos  
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Information herein deemed reliable but not guaranteed

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