

REAL ESTATE AUCTION



Open For Inspection: Monday March 22 from 5-6:30pm.
Or shown by appointment, call auctioneer.

**3439 Shakespeare Ln.
Sylvania Township**

**Directions: Central Ave to Corey Rd east
on Chapel Dr. to Shakespeare Lane.**

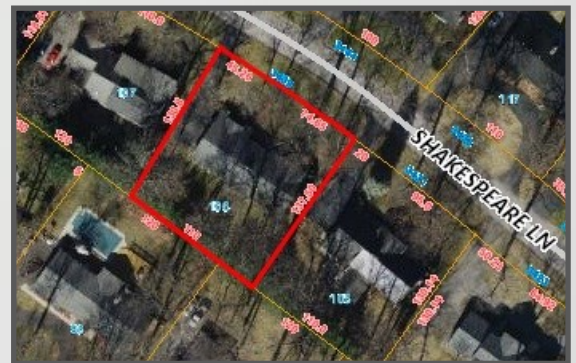
Saturday April 3, 2021 @ 10:00A.M.

Tax Parcel 78-71631, Lucas County, Sylvania Twp
Taxes \$2,640.76 / 6 Months
Year Built 1961
Sq. Ft. 2,207
Lot Size 120'x 134', .37 Acres
Legal COREY WOODS PLAT 2 LOT 106

**Corey Woods 2200 sq ft brick ranch
located in Sylvania Township! Relaxing
backyard & mature trees. Sylvania Schools.**

Living Room	13'4" x 21'2"	Carpet
Great Room	26' x 15'6"	Hardwood, vaulted ceiling, gas fireplace
Kitchen	10'4" x 10'7"	Linoleum, stove, refrigerator, dishwasher, Solid surface counter tops
Foyer	6'7" x 13'4"	Carpet, closet
Utility Room	6'8" x 9'11"	Linoleum, washer, dryer
Master Bedroom	13'2" x 16'10"	Hardwood, walk in closet, master bath- 5'x6'9"
Bedroom	13'3" x 13'4"	Hardwood, closet
Bedroom	11' x 12'	Hardwood, closet
Full Bath	6' x 9'9"	Tile
Half Bath	2'11" x 6'4"	
Foundation	Partial basement, crawl	
Electric	100amp breaker	
Exterior	Brick	
Roof	Shingle	
Windows	Wood	
Driveway	Asphalt	
Heating	Natural gas forced air, Columbia Gas	
Cooling	Central air	
Water Heater	40 Gallon gas	
Water/Sewer	Public	
Garage	2 Car attached, attic access	
Schools	Sylvania	
Extras	Cedar lined closets, lawn irrigation	

Owner: Stuart E. Remley Trustee



Terms: \$4,000.00 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. No buyer's Premium! Possession at closing. 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 WHALEN
REALTY & AUCTION, LTD.

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