

ABSOLUTE REAL ESTATE AUCTION

Tuesday December 11, 2018, 5:00PM



Directions ~ N. McCord Rd just south of Central Ave. on east side



3 Bedroom, 2 full bath brick ranch with 2,119 sq ft, finished partial basement, on 2 acres with tennis court and inground pool. Sylvania Twp, Sylvania schools.



Victoria L Busch ~ Richard N Busch Trustees



Terms: \$3,000 down the day of the auction in certified funds w/balance at closing. Selling ABSOLUTE to the highest bidder. 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. Announcements made the day of the auction take precedence over printed materials. All information on this flyer was derived from sources believed to be correct but not guaranteed.

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REALTY & AUCTION, LTD.

AUCTIONEERS ~ John & Jason Whalen, Michael Murry Office: 419-875-6317 or 419-337-7653

SELLING ABSOLUTE TO THE HIGHEST BIDDER

2710 N McCord Rd Toledo, OH 43615



Tax Parcel: 78-58815, Sylvania Twp, Lucas County
Taxes: \$2,993.94 / 6 Months
Lot Size: 2.10 Acres
Sq. Ft. 2,119
Built: 1955

Living Room: 18'5"x13' carpet, woodburner fireplace, closet
Family Room: 11'2"x19'6" cork floor, woodburner w/elec. insert
Dining Room: 12'4"x9'5" carpet, closet
Kitchen: 11'11"x20'3" carpet/linoleum, eat in, island, built in stove/oven, slider to deck
Master Bed: 15'9"x19" carpet, closet, garden tub, walk in closet, laundry shoot, slider to deck. Full bath.
Bedroom: 11'6"x11'1" carpet, closet
Bedroom: 10'2"x10'11" closet
Full Bath: 10'5"x4'4" tile
Heat: Natural gas forced air, Trane X-R95 w/built in purifier & humidifier.
Cool: Central air
Water/Sewer: Public, well point front yard for watering
Water Heater: 75 gallon gas
Electric: Panel in basement
Foundation: Finished partial basement, family room w/bar, carpet, wet sink Jenn-Air grill, electric fireplace, sump pump. Utility room, storage room with plenty of built in cabinets.
Exterior: Brick
Roof: Shingle
Garage: 23'x44' approx, Detached 3 car, vinyl, electric, cement floor, attic
Driveway: Asphalt
Schools: Sylvania
Extras: Whole house & garage generator, security system, deck, 9 1/2' deep heated inground pool, tennis court.



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