

ONLINE RESIDENTIAL REAL ESTATE AUCTION!

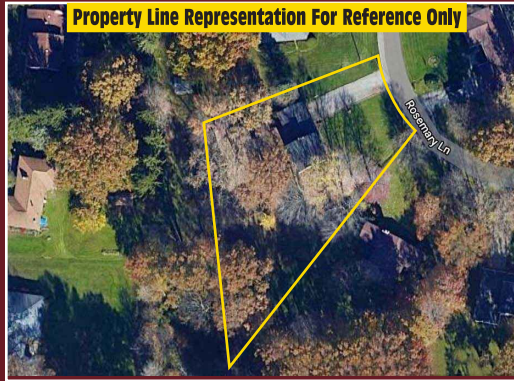
Prime Hermitage Home On 1+ Acres / Prime Location

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From the Estate of Mrs. Virginia Sebestyen • Attorney Joseph Sebestyen, Executor & Son of the Estate
3290 Rosemary Lane, Hermitage, PA 16148



Online Bidding Underway Now!

Bidding Concludes, Saturday, Nov. 7th, at 1:30 PM



OVERVIEW:

Fantastic Location in Hermitage PA!

Minutes to Hermitage City core shopping and schools, yet extremely private.

This beautiful, two-story, single family home, is located in a great Hermitage location on a quiet, private street. With a huge back yard, surrounded by many trees, this home provides a perfect quiet setting, for family and friends. The family room features cathedral ceilings, a floor to ceiling fireplace and atrium doors overlooking the deck. The kitchen has a breakfast nook with a beautiful bay window. The front facing dining room is complete with a bow window and a large area for entertaining. This house features oak hardwood flooring in all three bedrooms, the family room, living room and the dining room.

Low Taxes, Low Maintenance & Utilities • Hermitage Schools • Attached Garage • Approx. 1.24 acre lot • 3 Bedrooms, 1 1/2 Baths • Total interior livable area: Approx 2,000 sq. ft.

All info provided by the seller. As all real estate, sold As-Is, per the terms and conditions of this auction. Some home furnishings also selling separately.

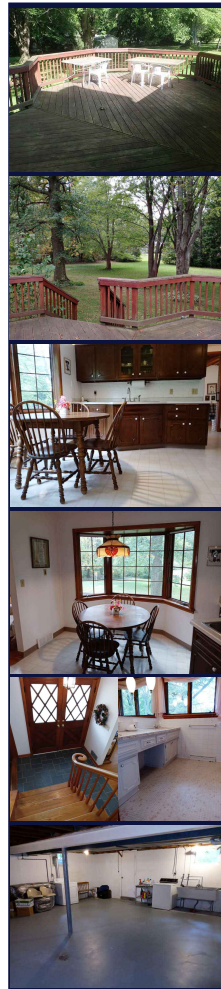
Open House / Inspection:

Please call or email us to schedule your private viewing appointment at any time.
 Drive by inspections okay. Inspections only with approval of Loomis Auctioneers.

Bid Now!

Doors open on auction day at 12:30 PM for final inspections.
 Auction Staff will also accept bids on the "floor" on auction day.
Real Estate Agent/Broker Participation Invited!

Bid Now!



Real Estate Terms & Conditions: Property Sold AS-IS. 10% Deposit of final bid, auction day. 10-15% Buyer's premium added to final bid, auction day. Balance at closing. Guaranteed Clear, Good Title At Closing.
Closing Costs: Unless specified in writing, buyer and seller, assume closing costs, split 50% seller / 50% buyer. All current taxes prorated the time of settlement. Any and all delinquent taxes are assumed and paid by seller. All information has been provided by seller. It is the sole responsibility for buyer to perform any and all due diligence, prior to bidding. Bidders / Buyers understand and agree to the terms and conditions, and real estate auction agreement, prior to bidding. Bidders / Buyers agree to "hold harmless" Loomis Auctioneers of any, and all liability, whatsoever. Need financing? Contact Loomis Auctioneers for more info. **Real Estate Agent Participation Invited.** Need assistance or have questions regarding the auction process? Need lending or other financial info? Call us regarding the FAQ's. How do I bid? Do we need all the money auction day or at the closing of auction? Not at all, only the deposit and buyer's premium. The balance at closing. Can we have an extension for closing? Yes, for qualified buyers. Call us, we can answer all the questions, we love to talk to our bidders!

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