

ONLINE ONLY REAL ESTATE AUCTION

1843 TREMAINSVILLE ROAD, TOLEDO, OHIO 43613

BIDDING ENDS: THURSDAY, APRIL 15, 2021 at 12:00 pm



MINIMUM BID
\$61,000

PROPERTY FEATURES:

- Bungalow with Newer Roof (3 Years)
- Concrete Driveway
- Large Garage
- Privacy Fence in Back Yard
- Attic Is Floored
- City Water and Sewer
- Appliances Stay

Online Real Estate Auction! Investment or first time home buyer - a great opportunity! Bungalow with newer roof (3 years), large garage with privacy fencing in back yard, and appliances stay. All at a **MINIMUM BID \$61,000!**

PROPERTY INFORMATION:

| | | | | | | | |
|--------------|---------|---------------|-----------|----------------|---------------|------------------|----------|
| Living Room: | 16 x 12 | Bedroom #2: | 10 x 9 | Square Feet: | 832+/- | Half Year Taxes: | \$720.56 |
| Dining Room: | 9 x 8 | Lot Acres: | 0.2089+/- | School System: | Toledo Public | TD Parcel No. | 07-08091 |
| Kitchen: | 11 x 11 | No. of Baths: | 1 Full | Elementary: | Deveaux | | 07-08094 |
| Master Bed: | 10 x 10 | Foundation: | Basement | High School: | Start | | |



OPEN HOUSE: Thursday, April 8, 2021 at 12:00 pm.

DIRECTIONS: On Tremainsville, between Upton and Jackman.

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and will need to be completed. Next you'll receive an email indicating you **must provide proof of funds** from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$5,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title, immediately following the auction, in the amount of **\$5,000**. The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **Thursday, May 20, 2021**.

TITLE: A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Midland Title; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, Property Disclosures, and the Earnest Money Deposit Agreement.

BROKER PARTICIPATION: Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources.

BUYER'S PREMIUM: Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

AGENCY: Auctioneer is a seller's agent.

WEBSITE UPDATES: Please refer to the website for updated information on occupancy, rents, or changes at www.pamelaroseauction.com.

DISCLAIMER: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

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