

ONLINE ONLY - MINIMUM BID REAL ESTATE AUCTION

2530 ROBINWOOD AVENUE, TOLEDO, OHIO 43610

BIDDING ENDS: THURSDAY, AUGUST 5, 2021 at 12:00 pm



MINIMUM BID \$40,000

PROPERTY FEATURES:

Natural Woodwork Hardwood Floors
Oversized Garage Walk Up Attic with Half Bath
Laundry in Basement Front Porch



OPEN HOUSE:

Tuesday, August 3, 2021
from 11:00 am - 1:00 pm

HISTORIC OLD WEST END

Online Auction! First time offered, same family for 32 years. Minimum Bid \$40,000, sells at the minimum or above. Needs rehab, great location in the Historic Old West End across from The Agnes Jackson Arboretum. Put your handy skills to work and build equity. Great neighbors too!

PROPERTY DETAILS:

Living Room 13 x 16	Bedroom #2..... 8 x 11	Lot Size 50 x 161	School System..... Toledo Public
Dining Room 13 x 16	Bedroom #3..... 13 x 11	No. of Baths..... 1 Full / 3 Half	High School..... Scott
Kitchen 12 x 15	Bedroom #4..... 10 x 11	Foundation Basement	Half Year Taxes.... \$731.32
Master Bed 11 x 17	Den 10 x 11	Square Feet 2,200+/-	TD Parcel No 02-03974



DIRECTIONS: North of West Delaware, across from the Arboretum.

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 **\$2,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, immediately following the auction, in the amount of **\$2,000**. 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 **Friday, September 10, 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 & Escrow; 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.

TERMS and CONDITIONS

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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