

ONLINE REAL ESTATE AUCTION

Home Is Located Near The Toledo Botanical Gardens

2027 Woodbridge Road, Toledo, Ohio 43615

Bidding Ends: Tuesday, July 16, 2019 at 12:00 pm



OPEN HOUSE: Thursday, July 11, 2019 at 12:00 pm

Online Only Auction! Great first time home or investment opportunity! Home has 3 beds, 1.5 baths, all on a large fenced yard with plenty of parking. The full basement is partially finished and has a bar.

PROPERTY FEATURES

3 Beds and 1.5 Baths
Large Living Room
Attached Garage
Public Water
Forced Air Gas Heating

DIMENSIONS/DETAILS

Living Room	23 x 11
Kitchen	12 x 12
Master Bed	11 x 11
Bedroom #2	9 x 10
Bedroom #3	8 x 9

OTHER INFORMATION

Lot Size	100 x 112
Foundation	Basement
Square Feet	1,008+/-
Elementary	Hawkins
High School	Rogers

TAXES AND PARCEL NO.

Half Year Taxes	\$959.90
TD Parcel No.	20-21161
	20-21164
	20-21167

Directions: Bancroft to Woodbridge

TERMS & CONDITIONS: AUCTION

REGISTRATION: The online registration form available at www.PamelaRoseAuction.com | Online Auctions | Online Real Estate | Log In / Registration 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 faxing the proof of funds to 419-865-6594 or emailing to toni@pamelaroseauction.com at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$3,500 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title, immediately following the auction, in the amount of **\$3,500**. 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, August 16, 2019**.

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 Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

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

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.

ONLINE BIDDING PLATFORM: In order to view the most current bid, the **REFRESH** button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

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

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AUCTION ASSOCIATES

Roger Turner, REALTOR®, Auctioneer, AARE, CAI
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224 | Toll Free: 877-462-7673