

ONLINE ONLY REAL ESTATE AUCTION

6618 MEADOWCROFT LANE, MAUMEE, OHIO 43537

BIDDING ENDS: THURSDAY, OCTOBER 10, 2019 at 1:00 pm

MINIMUM BID
\$125,000

PROPERTY FEATURES:

Heather Glen Subdivision
New Roof - 2016
In-Ground Fiber Glass Pool
Large Fenced Yard
Appliances Included
Fireplace in Living/Dining Room
Vaulted Ceiling in Living Room
Newer Furnace
Springfield Schools



Online Auction in Springfield Schools! Minimum Bid \$125,000 for this 4 bed, 3 full bath home with a 1st or 2nd floor master bedroom and both have an attached bath. New roof in 2016, in-ground fiber glass pool in 2000, large fenced lot with mature trees, and an oversized 2.5 car garage. Build instant equity with your improvements!

PROPERTY INFORMATION:

Living Room:	22 x 14	Bedroom #2:	15 x 11	Lot Size:	65 x Irregular	Elementary:	Holloway
Dining Room:	12 x 9	Bedroom #3:	15 x 12	No. of Baths:	3 Full	High School:	Springfield
Kitchen:	12 x 11	Bedroom #4:	13 x 11	Foundation:	Crawl	Half Year Taxes:	\$2,273.96
Master Bed:	24 x 15	Entry:	10 x 9	Square Feet:	1,953+/-	TD Parcel No.:	65-57314

OPEN HOUSE: Monday, October 7, 2019 from 12:00 pm - 2:00 pm.

DIRECTIONS: East on Garden to north on Heather Glen to east on Sagewood to east on Willowwood, turns into Meadowcroft.

VIEW MORE DETAILS AND BID NOW AT www.PamelaRoseAuction.com

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 info@pamelaroseauction.com 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 **\$5,000 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 **\$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 **35 Days** after acceptance or by **Thursday, November 14, 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, Property Disclosures, and the Earnest Money 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.

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