

ONLINE ONLY

DUPLEX AUCTION!

Bidding Ends: Wednesday, November 15, 2017 at 12:00 pm



Hard to find Duplex in Anthony Wayne District. Tucked away on attractive wooded lot in a highly desired neighborhood with oversized garage and plenty of parking. Private yard and treed lot for park like setting. Near Library, Fallen Timbers Club Pool and park. Upper has long term tenants. Renovated lower unit.

822 AVALON ROAD, WATERVILLE, OHIO 43566

Property Information:

Unit	Beds	Baths	Appliances	Furnished	Rent	Leased
Lower Unit	2	2	No	No	\$0	No
Upper Unit	2	1	Yes	No	\$600	Yes

Square Feet	2,096+/-	Parking Space	6
Lot Size	100 x 120	School District	Anthony Wayne
Foundation	Crawl	Half Year Taxes	\$1,318.39
Garage	Detached	Parcel #	96-12474



Open House: Tuesday, November 14, 2017 from 11:00 am - 12:00 pm

View More Details and BID NOW Online at www.PamelaRoseAuction.com

TERMS & CONDITIONS: AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com / Online Auctions / Real Estate 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 **\$2,000 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 **\$2,000**. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **35 Days** of the auction.

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, and the Lead Based Paint.

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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AUCTION ASSOCIATE

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