

ONLINE ONLY REAL ESTATE AUCTION

5862 REGA DRIVE, TOLEDO, OHIO 43623

BIDDING ENDS: THURSDAY, MARCH 8, 2018 at 12:00 pm

SYLVANIA
SCHOOLS!

PROPERTY FEATURES:

Brick Ranch Home
Large Lot
Garden Shed
Attached Garage
Central Air
Newer Windows
City Water



Real Estate Auction! Never before offered property will be sold Online Only. One owner home in a quiet neighborhood, 3 beds, 1.5 baths, large fenced back yard plus deck with plenty of room for swing set, pool, barbecue parties, and games. Don't miss this one! All there is to do is add your own decorating to make it your own!

PROPERTY INFORMATION:

Living Room: 16 x 12
Dining Room: 11 x 12
Kitchen: 11 x 9
Master Bedroom: 13 x 12

Bedroom #2: 12 x 11
Bedroom #3: 12 x 11
Utility Room: 11 x 9

Lot Size: 60 x 216
Foundation: Crawl
Square Feet: 1,092+/-
School System: Sylvania

High School: Northview
Half Year Taxes: \$728.92
Homestead Reduction: \$396.56
TD Parcel No. 78-66781

OPEN HOUSE: Sunday, March 4, 2018 at 1:00 pm | Wednesday, March 7, 2018 at 5:00 pm

DIRECTIONS: North off Alexis, just west of Talmadge.

View Photos, A Video Tour, and BID NOW 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 **\$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 emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **Friday, April 6, 2018**.

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.

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

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

 **Serving The Auction Industry For 25 Years**

STAY CONNECTED: 

AUCTION ASSOCIATES

Rae Murra, REALTOR®

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

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