



Located Close to Lake Erie

and nestled on a quiet cul-de-sac is this lovely home at

*9 Wenden Court
Bratenahl, Ohio 44108*

with 3 bedrooms and 2.5 baths. The master bedroom is on the main floor with master bath and walk-in closet. Enjoy the soaring ceilings in the family room and the warmth of the fireplace. Custom woodwork can be found throughout the home. There is a patio with hot tub over looking the back yard. Bid your price for this real estate exclusively at an

Online Auction

with bidding ending on

*Thursday,
July 12, 2018 at 12:00 pm*



PROPERTY FEATURES

Family Room with High Ceilings
Family Room Fireplace
Custom Woodwork Throughout
First Floor Master with Custom Built Closet
Custom Kitchen with Sliding Door
2 Beds Upstairs with Large Open Room
Large Dining Room with Hardwood Floors

ROOM DIMENSIONS

Dining Room: 16 x 13
Kitchen: 18 x 13
Family Room: 16 x 19
Master Bed: 16 x 14
Bedroom #2: 15 x 14
Bedroom #3: 16 x 12
Laundry Room: 10 x 9

OTHER INFORMATION

Lot Size: 0.138+/- Acres
No. of Baths: 2 Full and 1 Half
Foundation: Slab
Square Feet: 2,520+/-
County: Cuyahoga
Half Year Taxes: \$3,783.14
TD Parcel No. 631-11-024

OPEN HOUSE DATE AND TIME: SATURDAY, JULY 7, 2018 FROM 12:00 PM - 2:00 PM

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 **\$9,000 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 **\$9,000**. 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, August 31, 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, and the Property Disclosures.

AUCTION ASSOCIATES

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

STAY CONNECTED:



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.

FRAUD ALERT: If you receive an email from this office requesting that you wire or otherwise transfer funds, to protect yourself, please confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer. Email accounts of real estate professionals are targets of cyber criminals that use information in an attempt to initiate fraudulent wire requests.

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LOVELY HOME NEAR LAKE ERIE

AUCTION

Bidding Ends: Thursday, July 12, 2018 at 12:00 pm



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

5825 Weckerly Road, Whitehouse, Ohio 43071
Office: 419-865-1224 or 877-462-7673
Online at www.PamelaRoseAuction.com

Local
Postal Customer

BID NOW AT WWW.PAMELAROSEAUCTION.COM