

ONLINE ONLY REAL ESTATE AUCTION

4808 BRINTHAVEN DRIVE, SYLVANIA, OHIO 43560

BIDDING ENDS: MONDAY, AUGUST 27, 2018 at 12:00 pm

OPENING BID
\$100,000

PROPERTY FEATURES:

Ranch Style Home
Brick and Siding
Fence Yard
Dishwasher, Range, and Refrigerator
Kitchen Update and Remodel in 2012
New Full Bath in 2014
New Windows in 2007
Gas Forced Air Heating New in 2013
New Hot Water Heater in 2011
Public Water and Sewer



Sylvania! Highly sought after location. Opening bid \$100,000 for this well cared for 3 bedroom ranch. Open kitchen / family room combination with fireplace. Expanded patio off family room with private fenced yard ideal for cook-outs and entertaining. Many updates, attached garage with new garage door and opener, private drive, and the best location that is close to everything.

PROPERTY INFORMATION:

Living Room:	14 x 14	Master Bed:	17 x 10	Lot Size:	77 x 130	School System:	Sylvania
Dining Room:	14 x 9	Bedroom #2:	10 x 9	No. of Baths:	1 Full - 1 Half	High School:	Southview
Kitchen:	14 x 11	Bedroom #3:	14 x 10	Foundation:	Slab	Half Year Taxes:	\$1,578.89
Family Room:	21 x 13			Square Feet:	1,509+/-	TD Parcel No.:	82-13477

OPEN HOUSE: Saturday, August 25, 2018 at 11:00 am.

DIRECTIONS: North McCord to Gettysburg to Brinhaven.

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 / 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 **\$3,000 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 **\$3,000**. 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, 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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