

# Enjoy This Relaxing Lifestyle ...



Absolutely charming home in a rural setting situated on a half acre plot that backs up to the woods. Beautiful newer kitchen with vaulted ceilings. Enjoy this relaxing lifestyle and cool off in your in-ground pool. There's lots of room in the 400+/- square foot garage with front and rear door. Extra large family room could be divided for a third bedroom.

## OPEN HOUSE:

Monday, June 12, 2017 at 6:00 pm sharp.

- 0.586+/- Acres with Woods Behind

- 5 Miles from Toledo

- 16 x 32 In-Ground Pool

- Appliances Included: Refrigerator, Dishwasher, Washer, and Dryer

- 2 Plus Car Garage

- Remodeled Kitchen

- 1 Year Home Warranty



## Room Dimensions

Living Room: 24 x 24

Kitchen: 14 x 12

Master Bedroom: 17 x 12

Bedroom #2: 13 x 10

Laundry Room: 8 x 8

## Other Information

Lot Size: 86 x 297

No. of Bathrooms: 2

Foundation: Crawl

Square Feet: 1,577+/-

School System: Bedford

County: Monroe

Parcel No. 02-450-048-00

Summer Taxes: \$606.14

Winter Taxes: \$1,736.75

BID ON-SITE OR LIVE ONLINE BIDDING IS AVAILABLE

**WEDNESDAY, JUNE 14, 2017 AT 6:00 PM**

DIRECTIONS: BETWEEN LEWIS AND CRABB, THIRD HOUSE WEST OF GOFF | PREVIEW AND REGISTRATION BEGINS AT 5:00 PM

**354 WEST ERIE ROAD, TEMPERANCE, MICHIGAN 48182**

TERMS AND CONDITIONS

# Charming Home In A Rural Setting

**ON-SITE BIDDERS:**

**TERMS:** \$2,000 deposit down day of auction in the form of **Cash, Cashier's Check, or approved Personal Check** made payable to Pamela K. Rose Auction Co, LLC, licensed Michigan Broker. Deposit must be presented at time of registration. In the event that a participant is not the highest bidder, his/her check will be returned to him/her immediately after the auction. Closing to be held on or before **Thursday, July 20, 2017.**

The remainder of the below noted terms also apply to the on-site bidders.

**ONLINE BIDDERS:**

**AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://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](mailto: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 Pamela K. Rose Auction Co, LLC, licensed Michigan broker, 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 **Thursday, July 20, 2017.**

**TITLE:** An Owner's Insurance Policy will be provided at Seller's expense giving marketable title subject to restrictions of record. 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, Property

Disclosure, and the Lead Based Paint Disclosure.

**BROKER PARTICIPATION:** Broker participation is welcomed - call for registration forms and guidelines at 877-462-7673 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.

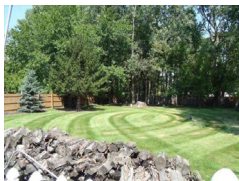
**WEBSITE UPDATES:** Please refer to the website for updated information on occupancy, rents, or changes at [www.pamelaroseauction.com](http://www.pamelaroseauction.com).

**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](http://www.pamelaroseauction.com).

# REAL ESTATE AUCTION

354 West Erie Road, Temperance, Michigan 48182 on Wednesday, June 14, 2017 at 6:00 pm



**Pamela K. Rose Auction Co. LLC**  
REAL ESTATE | AUCTIONEERS | CONSULTANTS

100 West Big Beaver Road, Suite 200  
Troy, Michigan 48084

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**AUCTION ASSOCIATES**

Michael Murray, REALTOR®, Auctioneer, CAI, GRI and Pamela Rose, Broker, Auctioneer, AARE, CAI