

# SUPER UNIQUE HOME IN WASHINGTON LOCAL ONLINE ONLY AUCTION

Bidding Ends: Tuesday, September 22, 2020 at 11:00 am



Online Investment Auction! Super unique 1 bed, 1 bath home in Washington Local! Easily converted back to a 2 bed with minimal work. Privacy fenced front with locking gate, deck off the back of the home, covered car port for parking. Large 300+/- feet deep lot with two sheds and an entertaining area with a fire pit. Excellent investment opportunity or home owner looking for a fun back yard.

**2115 Rood Street  
Toledo, Ohio 43613**

Tremainsville to right on Farrgut, turns into Rood.

#### PROPERTY FEATURES

Appliances Included  
Privacy Fence  
Covered Car Port for Parking  
(2) Large Sheds  
Deck for Entertaining  
Large Lot

Public Water / Sewer  
Forced Air Heat with Central Air

#### PROPERTY DETAILS

Living Room: 13 x 10  
Dining Room: 9 x 8  
Kitchen: 10 x 8

Family Room: 10 x 10  
Bedroom #1: 12 x 9  
Utility Room: 9 x 7

Lot Size: 28 x 305  
No. of Baths: 1 Full  
Foundation: Crawl

Elementary: Wernert  
High School: Whitmer

Half Year Taxes: \$290.49  
Homestead: \$334.30  
TD Parcel No.: 22-31047

**ONLINE VEHICLE AUCTION! Bidding Ends: Thursday, September 24, 2020 at 11:00 am - 1989 Ford Mustang LX Convertible with 149,313 miles.**

**OPEN HOUSE: Friday, September 18, 2020 from 4:00 pm - 6:00 pm**

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)

**TERMS & CONDITIONS: AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://www.pamelaroseauction.com) | Online Auctions | Online Real Estate | Log In / Registration 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 [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) 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 Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **20 Days After Acceptance** or by **Monday, October 12, 2020**.

**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, Consumer Guide, Lead Based Paint, Property Disclosures, and the Earnest Money Deposit Agreement.

**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](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).

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STAY CONNECTED:



#### AUCTION ASSOCIATES

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