

Online Only Duplex Auction!



249 Parker Avenue, Toledo, Ohio 43605
Bidding Ends: Thursday, September 21, 2017 at 1:00 pm

All brick duplex with (2) two bedroom, one bathroom units with updated Wallside Windows, new carpet, newer furnaces, and a new roof on garage with new garage door. Separate utilities and ready to rent! The property has been tested for lead and has its certificate.

PROPERTY FEATURES

Separate Forced Air and A/C	All Brick Duplex	New Roof on Garage and New Garage Door	New Carpet
Approved Lead Certificate	Separate Storage	Wallside Windows with 50 Year Warranty	Separate Utilities

Open House: Monday, September 18, 2017 at 12:00 pm

Other Information

Living Room: 18 x 12
Lot Size: 60 x 126
High School: Waite
Parcel # 09-02537

Kitchen: 10 x 8
Foundation: Full Basement
Parking : Detached Garage

Bedroom #1: 11 x 12
Square Feet: 1,748+/-
Parking Lot Spaces: 4

Bedroom #2: 10 x 12
School District: Toledo Public
Half Year Taxes: \$524.64

View Photos, Video, and BID NOW online at www.pamelaroseauction.com

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 **\$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 emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **20 Days** of the auction or by **Wednesday, October 11, 2017**.

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.



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AUCTION ASSOCIATES

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

