

ONLINE ONLY REAL ESTATE AUCTION

1219 MAPLECREST DRIVE, TROY, OHIO 45373 - **COMING SOON!**

BIDDING ENDS: THURSDAY, MAY 13, 2021 at 12:00 pm



BRICK RANCH!

PROPERTY FEATURES:

- Patio
- Gardeners Shed
- \$9,000 Master Shower / Handicap Accessible
- New Roof (About 2 Years)
- Newer Windows
- New Furnace and Central Air
- Upgraded Kitchen / New Appliances
- Public Utilities

Brick Ranch at Online Auction! Great location and neighborhood! Spacious floor plan with beautiful galley kitchen that opens to family room with fireplace. Newer appliances, many updates including roof, central air and furnace (approximately last 2 years), and newer windows. Master bedroom with private ensuite / full bath with \$9,000 shower that is handicap accessible. 3 beds and 2 full baths, 2 car attached garage plus attic for storage, outdoor patio, and gardeners shed. Pre-Auction offers considered. On the market date of April 30, 2021.

PROPERTY INFORMATION:

Entrance:	14 x 6	Master Bed:	13 x 13	Lot Size:	109 x 142	County:	Miami
Living Room:	16 x 12	Bedroom #2:	12 x 13	No. of Baths:	2 Full	Half Year Taxes:	\$772.68
Dining Room:	10 x 12	Bedroom #3:	12 x 11	Foundation:	Slab	Homestead Tax:	\$144.81
Kitchen:	9 x 10	Breakfast Area:	8 x 10	Square Feet:	1,836+/-	Parcel No.:	D08-058226
Family Room:	18 x 11	Laundry Area		School System:	Troy		



OPEN HOUSE: Tuesday, May 11, 2021 from 4:30 pm - 6:00 pm.

DIRECTIONS: North Market to east on Stonyridge to right on Maplecrest.

TERMS & CONDITIONS: AUCTION REGISTRATION: The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and 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 emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$3,500 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title, immediately following the auction, in the amount of **\$3,500**. 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 **40 Days** after acceptance.

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 Midland Title; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.

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.

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.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



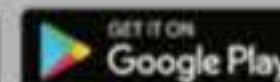
Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI | Office: 419-865-1224



In cooperation with
Jeff Lentz, Auctioneer | Office: 937-538-0601

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