

KarenRoseAuction.com

Karen Rose
AUCTION COMPANY

LIVE & VIRTUAL
**REAL ESTATE
AUCTION**
DESIRABLE LOCATION

OPEN HOUSE
MONDAY, JUNE 27TH
FROM 3-6PM



PROPERTY ADDRESS: 2330 Waterford Village Drive | Sylvania, OH 43560
LIVE & VIRTUAL DATE: Wednesday, June 29th at 6pm | Preview & Registration at 5pm

HOUSE FEATURES

| | |
|----------------------------------|----------------------------------|
| Bedrooms: 4 | Garage: 3 Car Attached |
| Bathrooms: 3.5 | County: Lucas |
| Square Footage: 3,901+/- | Year Built: 1999 |
| Acres: 0.42130+/- | Parcel ID: 79-71976 |
| School District: Sylvania | 6 Month Taxes: \$5,226.27 |
| High School: Southview | Heating: Forced Air |

ABOUT THIS PROPERTY

Elegant home located in the desirable Waterford Village of Sylvania. Beautiful two-story foyer with magnificent custom woodwork and two staircases, well-appointed kitchen with huge island! Expansive family room with large windows. All bedrooms have cathedral ceilings with en-suite! Primary bedroom with extraordinary bathroom and large closet. Partial finished basement & spacious yard.

CALL TODAY TO GET PRE-REGISTERED | 419.461.7588



Auction Terms & Conditions

Bidder Registration: All prospective bidders must register to bid. Terms: A \$3,500 cashier's check or personal check is required for day of auction - Please make the Cashier's Check payable to yourself. Closing: Closing within 30 days of auction at Perrysburg Title. Documents available; Bidder's Information packets will be available on auction day. Requirements of successful bidder: 10% Buyer's Premium will be added to the final bid to establish the final sales price. The successful high bidder will be required to sign a Real Estate Purchase Agreement immediately upon conclusion of the bidding. Title: Title will be supplied by seller at seller's expense giving marketable title subject to restrictions of record. Taxes pro-rated per local method. Broker participation invited: Broker/Agent must register his client 48 hours prior to the auction. Call for complete registration forms & guidelines. Agency: Auctioneer and its agents are sellers agents. 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 not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspections of property records. Any other terms and conditions will be announced day of auction and take precedence over printed



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REALTY

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