

KarenRoseAuction.com

LIVE ON-SITE REAL ESTATE AUCTION GREAT INVESTMENT

OPEN HOUSE

Sunday, March 12th
from Noon-2pm



PROPERTY ADDRESS: 2641 W Village Drive | Unit#2641 | Toledo, OH 43614
AUCTION END DATE: Thursday, March 16th at 5:30pm | Registration at 4:30pm

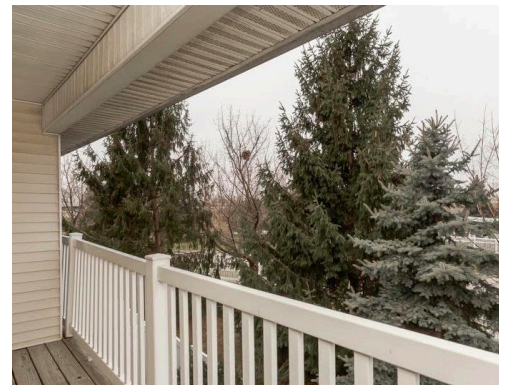
PROPERTY FEATURES

Type: Condo	Foundation: Full Basement
Bedrooms: 3	County: Lucas
Bathrooms: 2	Year Built: 2000
Square Footage: 1,850+/-	Heating: Forced Air
Condo Fee: \$185 (Monthly)	Fuel: Natural Gas

ABOUT THIS PROPERTY

Perfect primary residence or investment opportunity! Open spacious floor plan! Finished basement with full bath! Large master bedroom with separate loft and balcony! Just needs finishing work!

CALL TODAY TO GET PRE-REGISTERED | 419.461.7588



**SERENITY
REALTY**

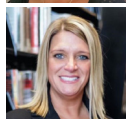


Karen Rose
AUCTION COMPANY

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Auction Terms & Conditions

Property information is deemed to be reliable, but cannot be guaranteed. Information should be verified by the buyers agent or the buyer. - Bidder Registration: All prospective bidders must register to bid. Terms: A \$3,500 earnest money via wire transfer to Liberty Title or cashiers check or personal check for EMD due within 24 hours of conclusion of the auction. Closing: Closing within 30 days of auction at Liberty 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 materials.