

KarenRoseAuction.com

*Karen Rose*  
AUCTION COMPANY

LIVE ON-SITE  
**REAL ESTATE  
AUCTION**  
RANCH HOME  
SYLVANIA SCHOOLS

OPEN HOUSE  
SUN., NOV. 28TH,  
NOON-3PM



**PROPERTY ADDRESS: 3805 N McCord Road | Toledo, OH 43617**  
**LIVE AUCTION DATE: Tuesday, November 30th at 6pm | Preview & Registration at 5pm**

### HOUSE FEATURES

Bedrooms: 3	Year Built: 1952
Bathrooms: 1.5	Parcel ID: 22-33384
Square Footage: 1,056+/-	6 Month Taxes: \$1,303.77
Acres: 0.25+/-	Cooling: Central Air
Garage: 2 Car Attached	Heating: Forced Air
County: Lucas	

**CALL TODAY TO GET  
PRE-REGISTERED | 419.461.7588**

### ABOUT THIS PROPERTY

Incredible corner lot. Brick ranch home tucked away in Sylvania Township. Spacious ranch with room to room that includes a partial finished basement w/ full bath! Double-sided fireplace between study room & Family room. Cathedral ceiling w/ skylight in study-sitting room. Updated baths and huge circular concrete drive with double entry off McCord Rd & Farmbrook Subdivision. Outdoor detached garage with electric, heat & water. Public water & additional well!!



#### Auction Terms & Conditions

Bidder Registration: All prospective bidders must register to bid. Terms: A \$2,000 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. 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 info 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 & inspections of property records. Any other terms & conditions will be announced day of auction & take precedence over printed materials.



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