

KarenRoseAuction.com

Karen Rose  
AUCTION COMPANY

LIVE ON-SITE  
**MINIMUM BID  
AUCTION**

MIN. BID \$89,900  
SPACIOUS CONDO

**OPEN HOUSE**

Wednesday, March 9th  
from 3-6pm



**PROPERTY ADDRESS: 2620 Pheasant Lane Unit#53 | Toledo, OH 43615**  
**AUCTION DATE: Saturday, March 12th at 2pm | Preview & Registration at 1pm**

**HOUSE FEATURES**

<b>Bedrooms: 3</b>	<b>Year Built: 1978</b>
<b>Bathrooms: 2</b>	<b>6 Month Taxes: \$1,402.01</b>
<b>Square Footage: 1,906+/-</b>	<b>Heating: Forced Air</b>
<b>Condo Fr: \$253.00 Month</b>	<b>Cooling: Central Air</b>
<b>County: Lucas</b>	<b>Foundation: Crawl</b>
<b>Garage: 2 Car Attached</b>	

**ABOUT THIS PROPERTY**

Sylvania Township Gem! Enjoy this gorgeous spacious 3 bedroom, 2 bath condo with an All Season Sunroom with Wet bar & Wood Stove, which leads to a private quaint, tree covered patio. Relax in front of the gas fireplace, while enjoying the view of Nature from the large windows. The condo is located on a private cul-de-sac. This one level spacious condo features lots of natural light throughout. Well loved and well cared for throughout the years. Bedrooms are spacious with Double closets and built-in shelving.

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



**Auction Terms & Conditions**

Bidder Registration: All prospective bidders must register to bid. Terms: A \$2,500 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 Midland 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.



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