



Real Estate Auction
Tuesday, November 17th @ 6:30pm
Auction held on-site at:
215 E. Whipp Road
Centerville, Ohio 45459



Online Bidding available at www.BidNowllc.com



Description: Highly motivated Seller offers this beautiful 4 Bedroom, 2.5 Bath, Brick Cape Cod on 1.35 acres in Washington Township (Centerville City Schools) at auction! Features include: full finished basement with wet bar, gourmet kitchen with high end appliances, huge multi-level deck with hot tub, 5 car garage, governor's drive way, barrels of sunshine w/picture windows, family room/sunroom off kitchen with door accessing the deck. The large master suite has vaulted ceiling and skylights. 2nd upstairs bedroom has mirrored closet doors. New bath up, newly updated 1st floor bath w/whirlpool tub. This home has a top of the line boiler for clean heating, no more dry skin in the winter. This house is truly a must see. Close to shopping, banks and bus line. Come to the auction prepared to buy at your price!

Open Inspections: Tuesday, November 10th 5:30pm to 6:30pm
Sunday, November 15th 12:00pm to 1:00pm &
30 minutes prior to auction time

Montgomery County PID: O67 03709 0091 **Semi-Annual Taxes:** \$2,636

Terms: Sells as-is, subject to highly motivated seller's confirmation on auction day. No contingencies for financing or inspection. 10% buyer's premium in effect. Short tax proration. Buyer pays all closing costs. Warranty deed at closing with no liens or encumbrances.

Deposit and Closing: Successful bidder will be required to deposit 10% of the total contract price by cash or check with proper ID PAYABLE to M & M Title Company which will be your non-refundable deposit if you are the successful bidder. Close within 40 days of Auction.

Realtor Participation: Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 24 hours prior to auction; 2) Accompany your client to the scheduled Inspection; 3) Accompany your client to the auction; 3) Guide buyer to closing. **NOTE: If bidding online, you must register your client prior to their registering online.**

Tim Lile, CAI - Auctioneer
(937)689-1846
timlileauctioneer@gmail.com
Ohio Real Estate Auctions, LLC

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