



ONLINE REAL ESTATE AUCTION

4901 Oakview Drive
Middletown, Ohio 45042
Bidding Ends:

Online
Bidding
Only

In consultation with our client, we have made the decision to postpone the end of this auction to after the noise of the election.

Bidding NOW Ends: Tuesday, November 12th @ 6:30pm

Zestimate \$526,700 ~ Bid Your Price @ Auction!



PROPERTY DESCRIPTION: 4,591+/- SF, 2-Story Brick home with 4 BR & 4 Baths built in 1987 over full basement on .41+/- acre corner lot in The Oaks subdivision. Home boasts an oversized 4 car-garage w/key pad entry; spiral staircase; high ceilings; decorative leaded glass accent windows; WBFP; gourmet kitchen w/double oven & built-in wine cooler. 1st floor master BR walks out to a private gated courtyard, master bath with double sinks, jetted tub, 3 connecting closets w/full-length mirrored doors & a decorative dome ceiling w/dimmable lights to create your own spa like experience. Bsmt has finished rec room, family room, full bath and 2 bonus rooms that could be 5th BR &/or media rooms plus tons of storage space. A quiet backyard patio overlooks a well-manicured privately owned open lot. Home has new HVAC system w/upgraded built-in humidifier & I Wave air purifier as well as a new tankless water heater. Add'l features: water softener, water purification system, hard-wired security system & updated sprinkler system for this beautiful corner lawn. Updates also includes new engineered hardwood flooring on main floor, new carpet on stairs and level 2. New roof Nov 2021. New lighting outside w/ dusk-to-dawn lights. Located close to I-75, Austin Landing & Cincinnati Premium Outlets.

BUTLER COUNTY PID: Q6531080000014 **Annual Taxes:** \$8,356

PREVIEWS: 10/19 ~ 11am to 12pm & 11/9 ~ 11am to 12pm

TERMS: All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to Seller confirmation at the conclusion of bidding. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs.

DEPOSIT AND CLOSING: Successful bidder will be required to deposit 10% of the total contract price by end of business on day after auction end. Close on or before December 13, 2024 through M & M Title Company.

*** ONLINE BIDDING NOTES:**

Bid Increment: Bidding increment for this auction is \$500.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$500 increments up to your maximum. You will be notified by email if your maximum is out-bid by another bidder.

Bid Extensions: If a bid is placed in the last 5 minutes before the scheduled auction end time, bidding will extend for an additional 5 minutes. Bid extensions will continue until a 5 minute period of time elapses after the stated auction end time with no advance in the bidding.

Realtor Participation: Contact Auctioneer for terms & requirements.

NOTE: High quality and eclectic household contents selling in separate Auction @ BidNowLLC.com closing November 13th at 7:00pm.

Tim Lile – Auctioneer

(937)689-1846

TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

Disclaimer & Legal Disclosure: Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same. In all reserve auctions, Seller & Seller's agent's are permitted to place bids as provided for in the Ohio Revised Code & the Uniform Commercial Code. This right is negated in the case of an absolute auction. All auctions are considered with reserve unless specifically presented as absolute.