

# AUCTION



Real Estate Auction

*One-Story Brick Home*

**Friday, May 3, 2019 - 6:00 p.m.**

Located at 2938 Kingston Ave, Grove City, Ohio 43123

This beautiful one-story brick home is located on one of Grove City's finest streets. Homes in this area are well-built and each has its own individual charm. The Roe home is no exception. It is located near J.C. Sommer Elementary, which is a South Western City School. The backyard is fenced in which is great for children to play or for pets to run. The home has 1040 sq. ft. of living area which consists of an eat-in kitchen with 2 sets of cabinets, living room, 3 bedrooms and 1 full bath. Lots of extras including hardwood floors, gas heat, air conditioning, Rain Soft filter system, sump pump, Ever Dry drainage, and all city utilities. There is also a 16x22 detached garage, blacktop driveway, 75x124 lot and a 10x24 patio.

*INSPECTION DATES: Sundays, April 14 & 28 from 1:00-2:30 p.m. and Friday, April 19 from 5:00-6:00 p.m.*

**TERMS:** A \$5,000 down payment will be required the day of the auction from the successful bidder. The balance is due on delivery of the deed on or about June 14, 2019 with possession day of closing. Property sells "as is, where is" with no warranties expressed or implied. Your bids are to be based solely upon your inspection as to your intended or particular use. Information contained herein was obtained from reliable sources and is believed to be accurate, but no guaranteed. Your bidding is not conditional upon financing, so be sure financing is prearranged if necessary. Lead base paint test to be conducted prior to the auction by potential buyers with successful purchasers to waive post sale inspection. Real estate taxes are \$1,349.75 per half. For additional information, contact Rick Williams, Broker & Auctioneer. Auction and Real Estate Companies represent the seller.

*Don't miss this Auction – located in a very nice area of Grove City, Ohio.*

**Sheri D. Roe, Owner**



**Rick WILLIAMS**  
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