

REAL ESTATE AUCTION

760 Radisson Court W, Windsor, ON

Saturday, November 9, 2024 ~ 2pm



*When you want your
Real Estate sold yesterday!*

151 York Street, London, ON N6A 1A9
519-672-6604 or 877-672-6604

www.NorthAmercianAuctioneers.com

BIDDERS INFORMATION PACKAGE
for
760 Radisson Court W, Windsor, ON

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INTRODUCTION

DON'T MISS THIS OPPORTUNITY!

House with all contents included will be auctioned by North American Auctioneers Nov. 9th. This is a turn key move in house including almost all furnishings! Fantastic opportunity to purchase a well cared for home in a great location at your price. Basement open, insulated with 3-piece bath and ready to be finished, large deck off of kitchen and main floor bedroom, new kitchen installed October 19th of this year!

Buying Through Auction

Buy with confidence and without the fear of offering too much. Unlike buying a home through multiple offers not knowing what to offer, through an auction you can submit your offer and watch the bids for the house increasing as much or as little as you wish. Should you have a realtor no worries, they are able to assist you with the purchase and will be paid on closing

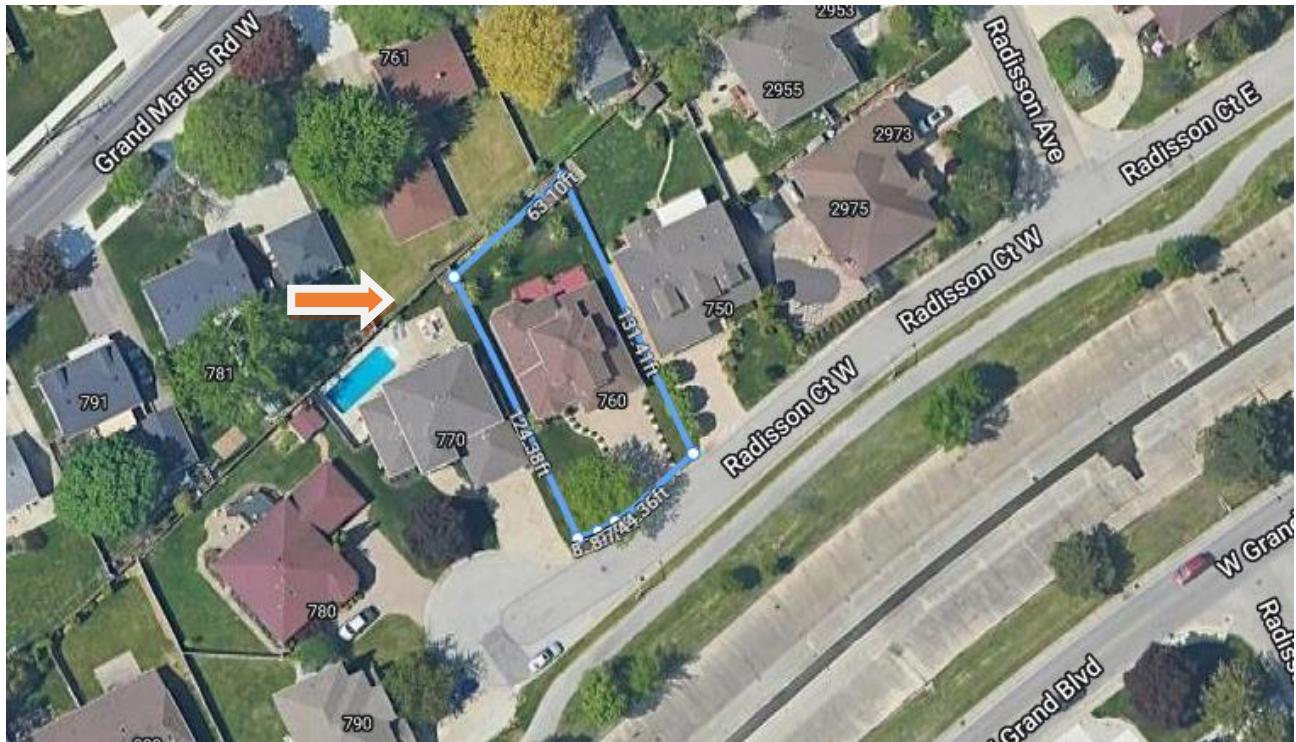
Finally, you have a completely transparent way of purchasing a home while still having all the benefits of the sale being handled by an Ontario Real Estate brokerage!

Lot & Area Photographs





Map view of property



Building & Land Description

Type of Building	2-Story Home
Taxes (2023)	\$ 5,858
Parking	2 Wide Private Drive, 2 Car Garage
Lot Size	44 x 131.0 Feet

Features:

Storage shed	Fenced Yard	2 Car Wide Garage
Rear Deck	3 ½ Bathrooms	Gas Fireplace
3 Bedrooms	Main Floor Primary Bedroom	Pear & Apple Tree

BIDDING INSTRUCTIONS/LEGALITIES

1. This auction will be completed by an onsite auction 2pm, Saturday, November 9th 2024.
2. All viewings will be by appointment between 9am and 7pm, or through open houses. Please contact our office at 1-877-672-6604 or auction@execulink.com. To arrange a time and date through your Realtor, have them book a time via Showingtime app or by calling.
3. House will be sold with all chattels except, main floor bedroom suite, kitchen table, and living room couches.
4. There will be two open houses, Sunday October 27, 2-4 pm and Saturday, November 2, 2-4pm.
5. This will be a live on site auction starting at 2pm November 9th.
6. To register for the live auction, please arrive at least 15 minutes prior to auction start with your \$15,000 certified cheque or bank draft, payable to "Anchor Realty "in Trust". You will then receive a bidders card for bidding. This \$15,000 will be your purchase deposit should you be the winning bidder.
7. **SHOULD YOU NOT HAVE A CERTIFIED CHEQUE FOR \$15,000 YOU WILL NOT RECEIVE A BIDDER'S NUMBER AND YOU WILL NOT HAVE AN OPPORTUNITY TO PURCHASE THE PROPERTY.**
8. There will be a 2.5% buyers commission added onto the final bid price and included in the purchase price of the property.
9. Your financing approval must be in place prior to the auction.
10. If you wish to enter an absentee bid, all absentee bids must be in the form of an Ontario Agreement of purchase and sale and must be accompanied by a certified cheque of \$15,000 payable to Anchor Realty "In Trust" and must be in our office no later than 2:00 pm, Friday, November 8, 2024.
11. Should the property not be pronounced SOLD at the auction, the Sellers may accept or counter any written offer from the highest bidder.
12. Announcements made by the Auctioneer from the podium will take precedence over any printed material.
13. All liens will be removed from the property giving buyer free and clear title, other than normal covenants or easements on closing.
14. Closing of the sale will be no later than December 20th 2024.
15. The Auctioneer/Brokerage have not verified any measurements or values supplied by the Seller.
16. Should you wish to view the property for yourself, or an inspector please call our offices for an appointment.
17. Each bidder has an opportunity to visit the site and must satisfy themselves by personal examination as to the condition of the property. No claim whatsoever shall be allowed at any time after submission of the offer.
18. Should you be the winning bidder, the \$15,000 deposit will be held in a non interest bearing trust account and applied to the sale price on closing.
19. The Buyer acknowledges that the Seller and Auctioneer make no representation and/or warranties with respect to the state of repair of the premises, inclusions of chattels or fixtures, or ownership of fixtures or appliances, and the buyer agrees to accept the property "as is".
20. Street Address: 760 Radisson Court W, Windsor, ON
21. Legal Description: PT LT 13 PL 1339 SANDWICH WEST; PT ALLEY PL 1339 SANDWICH WEST CLOSED BY R1122638 PTS 3, 4 & 18, 12R11704 S/T R1192546; S/T R1122638; S/T R1192546; WINDSOR

Should you require any additional information please call our offices at 877-672-6604.



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