

# REAL ESTATE AUCTION

584 Nottinghill Rd, London, ON

Online Auction opening Feb. 8<sup>th</sup>

Closing Feb. 17<sup>th</sup>, 7:00 pm



*When you want your  
Real Estate sold yesterday!*

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

[www.NorthAmericianAuctioneers.com](http://www.NorthAmericianAuctioneers.com)

**BIDDERS INFORMATION PACKAGE**  
for  
**584 Nottingham Rd, London, ON**

**TABLE OF CONTENTS**

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>PAGE</b>
<b>A.</b>	<b>INTRODUCTION</b>	<b>3</b>
<b>B.</b>	<b>PROPERTY PHOTOGRAPHS</b>	<b>4</b>
<b>C.</b>	<b>LOCATION MAP AND LOT LAYOUT</b>	<b>5</b>
<b>D.</b>	<b>BUILDING AND LAND DESCRIPTION</b>	<b>6</b>
<b>E.</b>	<b>BIDDING INSTRUCTIONS AND LEGALS</b>	<b>7</b>

## INTRODUCTION

### **DON'T MISS THIS OPPORTUNITY!**

**Perfect home for handy first time buyers or investors. Online auction to open February 8<sup>th</sup> and closing 7pm February 17<sup>th</sup>. Fantastic opportunity to purchase a 4-level side split in Westmount subdivision in London situated on an excellent 9,009 sq ft lot. This home offers incredible value and potential, featuring 3+1 bedrooms, 4-piece and 3-piece bathroom, lower level family room with fireplace and additional a basement recreation room, and an attached garage,**

### **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



Property Client Full

584 Nottinghill Road, London, Ontario N6K 1R4

Listing

584 Nottinghill Rd London

Active / Residential Freehold / Detached

MLS®#: X12737142

List Price: \$399,900

New Listing

Middlesex/London South/South M



Tax Amt/Yr: \$4,325.00/2025 Transaction: Sale  
 SPIS: No DOM: 1  
 Legal Desc: LT 90 PL 979 S/T 290166 LONDON/WESTMINSTER

Style: Sidesplit Rooms Rooms+: 6+4  
 Fractional Ownership: BR BR+: 4(3+1)  
 Assignment: Baths (F+H): 2(2+0)  
 Link: No SF Range: 1100-1500  
 Storeys: SF Source: Owner  
 Lot Irreg: Lot Acres: < 0.50  
 Lot Front: 60.13 Fronting On: E  
 Lot Depth: 123.00  
 Lot Size Code: Feet

Zoning: Residential  
 Dir/Cross St: Wonderland and village green

Next OH: Member: Sat Feb 7, 2:00PM-4:00PM

PIN #: 084380029  
 Holdover: 60  
 Possession: 30 days

ARN #: 393607035095900 Contact After Exp: Yes  
 Possession Date:

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Brick, Vinyl Siding	Utilities:	Gas, Hydro, Sewers, Cable
Fam Rm:	No	Garage:	Yes	Water:	Municipal
Basement:	Yes/Full	Gar/Gar Spcs:	Attached Garage/1.0	Water Supply Type:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	2.00	Water Meter:	Yes
Fireplace Feat:	Wood	Tot Pk Spcs:	3.00	Waterfront Feat:	
Interior Feat:	Separate Heating Controls	Pool:	None	Waterfront Struc:	
Heat:	Forced Air	Room Size:		Well Capacity:	
Heat Source:	Gas	Rural Services:		Well Depth:	
A/C:	Yes/Central Air	Security Feat:		Sewers:	Municipal
Central Vac:	No			Special Desig:	Unknown
Apx Age:	51-99			Farm Features:	
Property Feat:				Winterized:	
Roof:	Asphalt Shingle				
Foundation:	Concrete				
Soil Type:					
Waterfront Y/N:	No	Waterfront:	None		
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
View:		Lot Shape:	Pie	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: Fantastic opportunity for investors, first time buyers or anyone looking for a fantastic deal in Westmount. House is being sold by auction by North American Auctioneers in as is where is condition unconditional cash sale. Online bidding starts February 8th and will close February 17th 7 pm. Contact listing agent for bidders package or more information.

Inclusions: Fridge, Dishwasher, Washer, Dryer, Stove

Listing Contracted With: ANCHOR REALTY 519-672-6604

Prepared By: DINA CORREIA, Administrator

Date Prepared: 01/29/2026

Rooms

MLS®#: X12737142

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Dining Room	Main	12 M X 10.6 M	39.37 Ft x 34.77 Ft		
Living Room	Main	12.3 M X 17 M	40.35 Ft x 55.77 Ft		
Kitchen	Main	11.7 M X 10.4 M	38.38 Ft x 34.12 Ft		
Bedroom	Second	12.6 M X 15 M	41.33 Ft x 49.21 Ft		
Bedroom	Second	11 M X 10.5 M	36.08 Ft x 34.44 Ft		
Bedroom	Second	10 M X 10.5 M	32.80 Ft x 34.44 Ft		
Recreation	Lower	10.5 M X 18.5 M	34.44 Ft x 60.69 Ft		
Bedroom	Lower	12 M X 13 M	39.37 Ft x 42.65 Ft		
Laundry	Basement	10 M X 8.2 M	32.80 Ft x 26.90 Ft		
Den	Basement	12.7 M X 22.8 M	41.66 Ft x 74.80 Ft		
Bathroom	Second			4	
Bathroom	Lower			3	

## BIDDING INSTRUCTIONS/LEGALITIES

1. This auction will be completed by an online auction 7pm, Tuesday, February 17<sup>th</sup> 2026.
2. Please contact our office at 1-877-672-6604 or [auction@execulink.com](mailto:auction@execulink.com) to arrange a time to view if you cannot attend open houses.
3. There will be two open houses:
  - Saturday, February 7<sup>th</sup>, 2-4 pm
  - Saturday, February 14<sup>th</sup>, 2-4pm.
4. This will be a live online auction opening at 10 am on February 9<sup>th</sup> and closing 7 pm February 17<sup>th</sup>. To register for the online auction <https://northamericauctioneers.com/my-account/>
5. This will be a soft close on line auction meaning, if a bid is received less than 3 minutes prior to auction close the auction will be extended by three minutes for each bid to allow other bidders the opportunity to bid. This will continue until no other bids are received for the maximum of three minutes when the auction will then close for bidding.
6. Your financing approval must be in place prior to the auction.
7. Property is being sold in as is where is condition with no warranties.
8. **A BID TO BUY A PROPERTY BY AUCTION IS AN OFFER TO PURCHASE AT THE YOUR BID PRICE. SHOULD YOU BE THE HIGHEST BIDDER AT AUCTION CLOSE THE AGREEMENT OF PURCHASE AND SALE WILL BE SENT TO YOU VIA ELECTRONIC SIGNATURE IMMEDIATELY AFTER AUCTION CLOSE FOR YOUR SIGNATURES. YOU MUST SIGN AND COMPLETE THIS AGREEMENT OF PURCHASE AND SALE UPON RECEIPT WHICH WILL THEN BE SUBMITTED TO THE SELLERS. SHOULD YOU NOT COMPLETE THE AGREEMENT OF PURCHASE AND SALE AND DECIDE AGAINST BUYING THE PROPERTY AT YOUR BID PRICE YOU WILL LOSE ANY AND ALL DEPOSITS PAID AND BE LIABLE FOR ANY COSTS OR LOSSES INCURRED BY THE SELLERS.**
9. Should the property not be pronounced SOLD at the auction, the Sellers may accept or counter any written offer from the highest bidder.
10. All liens will be removed from the property giving buyer free and clear title, other than normal covenants or easements on closing.
11. Closing of the sale will be no later than March 17<sup>th</sup> 2026.
12. The Auctioneer/Brokerage have not verified any measurements or values supplied by the Seller.
13. Should you wish to view the property for yourself, or have an inspector view the property please call our offices for an appointment.
14. 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.
15. Should you be the winning bidder, your credit card will be charged an initial online deposit of \$500 and the remaining deposit of \$9,500.00 will be due within 24 hours of auction close. Full deposit of \$10,000 will be held in a non-interest bearing real estate trust account of Anchor Realty and applied to the final sale amount on closing.
16. 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".
17. Street Address: 584 Nottinghill Rd, London, ON
18. Legal Description: LT 90 PL 979 S/T 290166 LONDON/WESTMINSTER.