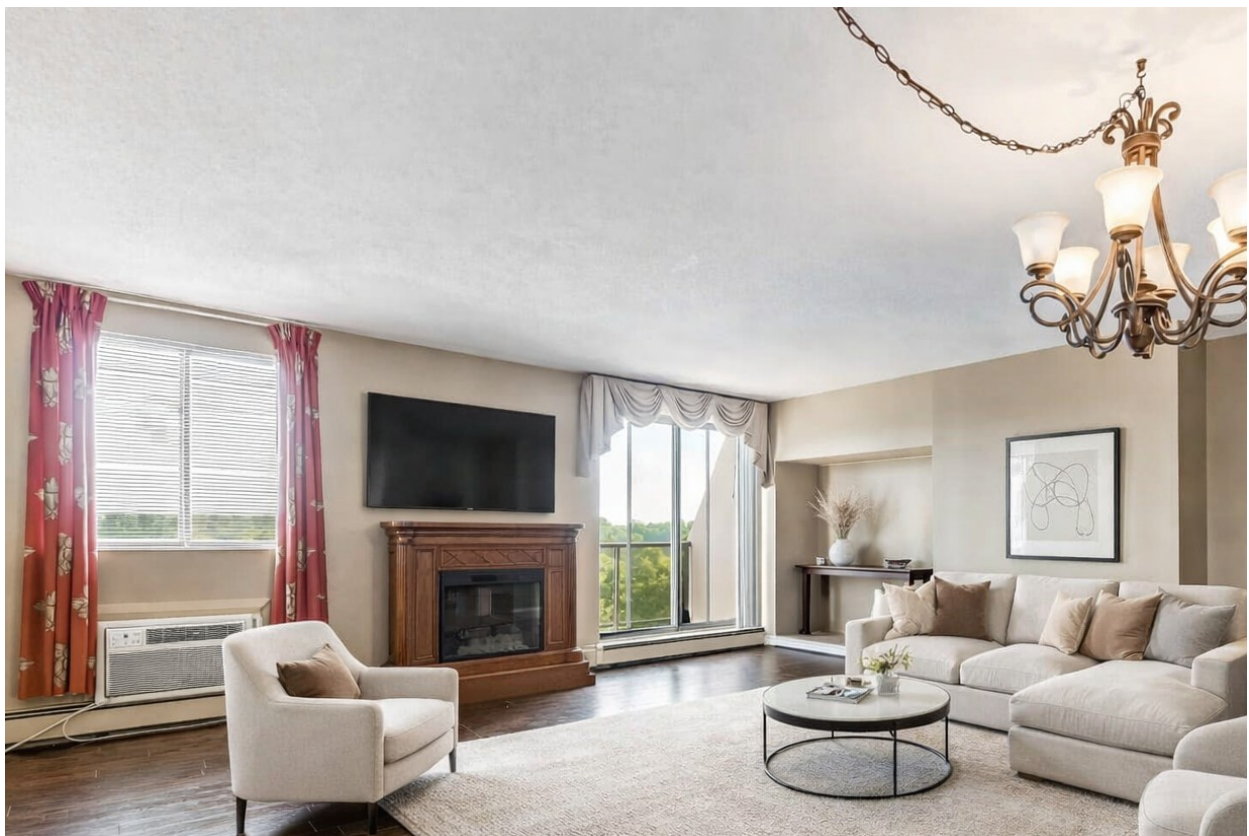


REAL ESTATE AUCTION

1255 Commissioners Rd. W, Apt 709
London, ON

Online Auction opening July 9
Closing July 27, 7:00 pm



*“When you want your
Real Estate sold yesterday!”®*

151 York St.
London, Ontario N6A 1A8
1.519.672.6604 or 1.877.672.6604

www.northamericauctioneers.com

BIDDERS INFORMATION PACKAGE
for
1255 Commissioners Rd. W., Apt 709
London, ON

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INTRODUCTION

DON'T MISS THIS OPPORTUNITY!

Fantastic opportunity to purchase a 2 floor penthouse condo overlooking Springbank park for penny's on the dollar! This condo is right in Byron village with shops, pub, restaurants, grocery shopping and more all within a 5 minute walk of your condo. Huge main floor of over 600 ft/2 is great for entertaining with dining room, living room with fireplace, a kitchen with updated cabinets, and a private 21 foot balcony overlooking Springbank Park . On the second floor there are 2 large bedrooms, with the master having a cheater ensuite and another 21 foot balcony overlooking the park. Building also has secure underground parking and outdoor parking. Don't miss this opportunity to contact us for a viewing before it's too late!

Auction dates

Auction start: July 9, 2026 10 a.m.

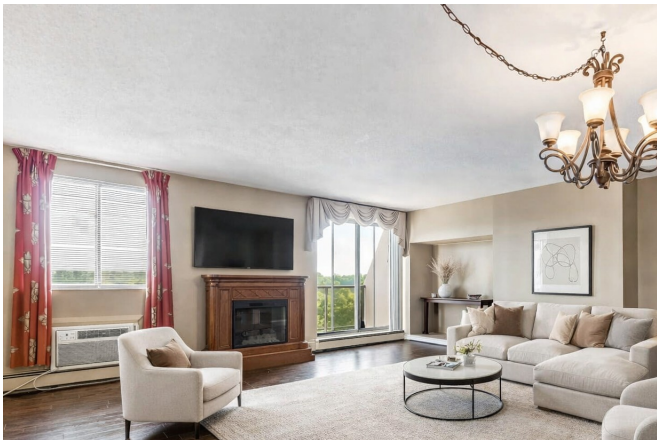
Auction close: July 27, 2026 7 p.m.

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!

Condo & Area Photographs







Middlesex/London South/South B

Tax Amt/Yr:	\$2,867.00/2025	Transaction:	Sale
SPIS:	No	DOM:	4
Legal Level:	7	Legal Unit:	709
Style:	2 Storey	Rooms Rooms+:	7+0
Fractional Ownership:		BR BR+:	2(2+
Assignment:		Baths (F+H):	2 (1+
Corp #:	195	SF Range:	1600
Reg Office:	MCC	SF Source:	owne
Locker:	None	Lot Acres:	

Dir/Cross St: **Commissioners Rd W & Boler Rd**
 Prop Mgmt: **Culture Property Management Inc**

PIN #: **088050096**
 Holdover: **30**
 Possession:
 Bldg Name:

ARN #: **393607028000781**
 Possession Date: **2026-08-27**

Contact After Exp: **No**
 Survey Year/Type: **None**

Kitchens: **1 (1+0)**
 Fam Rm: **No**
 Basement: **/None**
 Fireplace/Stv: **Yes**
 Interior Feat: **Intercom**
 Heat: **Baseboard, Radiant**
 Heat Source: **Gas**
 Apx Age: **31-50**
 Sqft Source: **owner**
 Exposure: **N**
 Assessment: **2025**
 Special Design: **Unknown**
 Bldg Amen: **Visitor Parking, Elevator**

Pets Allowed: **No**
 Maintenance: **\$1,073.06**
 A/C: **Yes/Wall Unit**
 Central Vac: **No**
 Elev/Lift: **Yes**
 Included: **Retirement: No Heating, Water, Building Insurance, Parking, Common Elements**

Balcony: **Open**
 Laundry Acc: **In-Suite La**
 Exterior: **Concrete**
 Gar/Gar Spcs: **Underground**
 Park Type: **Owned**
 Drive Pk Spcs: **1.00**
 Tot Pk Spcs: **1.00**

Property Feat:
 Phys Hdcp-Eqp: **No**
 Waterfront Y/N: **No**
 Water Struct:
 Under Contract:
 View: **Forest, Park/Greenbelt, Trees/Woods**

Waterfront:
 Easements/Restr:
 Dev Charges Paid:
 Lot Shape:

Island YN:
 HST App To SP: **Not Subje**
 Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Condo to be auctioned by North American Auctioneers. All information and offer documents . www.northamericanauctioneers.com Fantastic opportunity to purchase a 2 floor penthouse .**

BIDDING INSTRUCTIONS/LEGALITIES

1. This auction will be completed by an online auction opening 10am July 9, 2026 and closing 7pm, July 27, 2026.
2. Please contact our office at 1-877-672-6604 or auktion@execulink.com to arrange a time to view if you cannot attend open houses.
3. All showings will be by appointment or at our open houses July 18th and 25th 2-3pm. It is still advisable to book a time to view at the open house as it is a secure building and a member of our staff will be required to let you into the building and escort you to the penthouse.
4. To register for the auction please go to <https://northamericanauctioneers.com/my-account/>
5. This will be a soft close on line auction meaning, if a bid is received less than 2 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 and any appliances are 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 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 shortly after the auction close for your signatures. You must sign and complete this Agreement of Purchase and Sale upon receipt. This agreement 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 August 27, 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. The total deposit required for this property will be \$10,000. Once you are declared the winning bidder, your credit card will be charged an immediate \$500 on line deposit with the remaining \$9,500 deposit required within 24 hours of acceptance of offer by seller. Remaining deposit of \$9,500 can be made by certified cheque or bank direct deposit, if you will be depositing by direct deposit instructions will be sent to you via email. 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. If you are working with a Realtor, your Realtor must register you as a bidder working with them. Please have your Realtor contact our office for a broker registration form.
18. Legal Description: UNIT 1, LEVEL 7, MIDDLESEX CONDOMINIUM PLAN NO. 195, LOTS 64 & 65 AND PART LOT 66 RCP563; DESIGNATED PARTS 1 & 2, 33R6801 LONDON