



**Great West  
Realty Inc.**

**Brokerage**

PT LT 65 CON 9 AKA FRONT CON SARNIA TOWNSHIP AS IN L777510; SARNIA  
United Country Real Estate | Great West Auction Company has  
been instructed to sell at Online Auction the property Located at  
548 Michigan Ave, Sarnia, ON N7V1K9.

Online Auction Bidding will open Thursday, March 21, 2024 at 8 AM  
Bidding will begin to close Thursday, April 4, 2024 at 6 PM

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**Dear prospective buyer,**

United Country Real Estate | Great West Realty Inc. would like to introduce you to PT LT 65 CON 9 AKA FRONT CON SARNIA TOWNSHIP AS IN L777510; SARNIA, the property known as 548 Michigan Ave, Sarnia, ON N7V1K9. This 3 bedroom home is located across the road from Sarnia Golf & Curling Club and a short walk to Canatara Park.

United Country Real Estate | Great West Realty Inc. is committed to providing you with comprehensive information on each property we sell. Our Staff is readily available to assist you with any questions regarding the property, or the auction process. Please note that with changes to real estate law, in addition to the Bidder Information Package and Confirmation, RECO Information Package must be read and the form signed and returned.

Thank you for your interest in this property. We look forward to having your participation in the auction.

**Sincerely,  
John Stephens  
Auctioneer | Broker of Record**

**Contact John Stephens for all your Real Estate & Auction needs!  
Office: 519-882-4554 | Cell: 519-464-3560 | Email: [john@greatwestteam.com](mailto:john@greatwestteam.com)**



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#### PROCEDURES AND TERMS

1. All bidders and others attending this auction agree that they have read and fully understand the terms and agree to be bound thereby. These terms are in addition to all other posted information, if any. There will be scheduled Open Houses on Sunday, March 17 at 1-3 pm, Friday, March 29 at 1-3 pm, and Monday, April 1 at 5-7 pm. Please call the office at 519-882-4554 to set up an alternate viewing appointment.
2. Registration for the real estate auction will begin Thursday, March 21, 2024 for 548 Michigan Ave, Sarnia, ON N7V1K9. Anyone interested in bidding must register and obtain a bidding card number (this number is automatically processed and assigned by HiBid when you register online).
3. Announcements by the Auctioneer or the Vendor at commencement of the auction will take precedence over any previously printed material or any other oral statements made by anyone employed by, representing, or associated with the Auctioneers.
4. Questions may be directed to the office at 519-882-4554 or by email to [info@greatwestteam.com](mailto:info@greatwestteam.com)
5. If any dispute arises between or among bidders, the decision of the Auctioneer shall be final and absolute.
6. Auctioneers reserve the right to reject any or all bids and reserve the right to bid on behalf of an absentee bidder. This property is being sold subject to the owner's confirmation.
7. Closing Costs: Purchaser will incur standard closing costs, as would be the case through and purchase of real estate in the province of Ontario.
8. HST: Harmonized Sales Tax will be applicable to Purchase Price on closing and will be paid by the Purchaser. (If applicable)
9. There is a 6% Buyer's Premium to be paid by the Purchaser added to the purchase price, becoming the contract price.
10. HST applied to Buyer's Premium Portion
11. BIP Certification, RECO Information Package, and copy of valid driver's license must be returned to the office before any online bids will be approved. Name on license, signing person on BIP & RECO Information Package, and registered name on HiBid must match. The signed BIP Certification and license copy can be returned to the office via email to [info@greatwestteam.com](mailto:info@greatwestteam.com)

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### **Disclaimer**

Be advised that the information contained herein is to the best knowledge of the provider or was compiled from public information and is provided to you without warranties or representations of any kind, and the property if offered as is and where is, with all faults and that not warranties or representations are made in connection with the property whatsoever.

### **Bidding Information**

The auction of this piece of real estate will take place in the same manner in which you would expect to bid on a piece of personal property. The Auction will have a 5-minute soft close to ensure that every person clearly understands the amount of the previous bid. You will have the opportunity to bid as many times as you like and upon conclusion the highest bidder will be declared the buyer subject to the approval of the vendor. The Auctioneer's decision is final.

### **What Happens Next?**

1. A deposit of \$5,000 will be required from the successful bidder immediately following the auction. This amount need not be certified; however, the funds must be in the account upon which the cheque is written at the time it is written. There is no charge to register for this auction.
2. Closing will be Friday, May 3, 2024.
3. No conditions may be added to this agreement by the purchaser either at the auction or otherwise.
4. The purchaser's lawyer will be allowed until 2 weeks prior to closing to inspect title
5. There is 6% Buyers Premium added to the purchase price.

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**Address:** 548 Michigan Ave, Sarnia, ON  
N7V1K9

**Legal Description:** PT LT 65  
CON 9 AKA FRONT CON SARNIA  
TOWNSHIP AS IN L777510;  
SARNIA

**Lot Size:** 200.31ft. x 55.64ft. x 200.21ft. x 62.0ft

**Land Registry Status:** Active

**Taxes: 2023:** \$2,922

Street View

Aerial View of Property



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