

**BIDDERS INFORMATION PACKET
REAL ESTATE AUCTION**

THURSDAY, August 14th | 5:30PM



1431 Cedar Point Rd, Sandusky, OH 44870

PARCEL NUMBERS: 55-00392-000

**OPEN HOUSES:
07/20/25 | 1:00-3:00PM**



COLDWELL BANKER

**SCHMIDT
REALTY**

LISTING AGENT: TODD D. BOSLEY, AUCTIONEER/REALTOR

PHONE CALL / TEXT: 330-323-9775

EMAIL: TODD.BOSLEY@CBSCHMIDTOHIO.COM



**CO-LISTING AGENT: Leslie Huffman, Coldwell Banker Schmidt Realty
PHONE CALL / TEXT: 330-235-4275**



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 1431 Cedar Point Road, Sandusky, OH 44870

Buyer(s): _____

Seller(s): David Nicolanti + Francine Nicolanti

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

☐ Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.

☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Todd Bosley and real estate brokerage Coldwell Banker Schmidt Realty will

☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

☒ represent only the (check one) ☒ seller or ☐ buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT DATE

BUYER/TENANT DATE

[Signature] 4/26/25
SELLER/LANDLORD DATE

[Signature] 6/26/25
SELLER/LANDLORD DATE

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



A square box containing a handwritten mark, likely a signature or initials.

A square box containing a handwritten signature.

An empty square box for a signature.

An empty square box for a signature.

REAL ESTATE AUCTION RULES

Date of Auction: 08/14/2025 Time of Auction: 5:30pm PPN 55-00392-000

Property Address: 1431 Cedar Point Rd, Sandusky, OH 44870

1. The Property is being sold in its present condition with no warranties, whatsoever, except title, which is to be clear and marketable. It is being sold “as-is where-is – in its present condition”. **All inspections of property shall have been done prior to bidding.** Each bidder is relying on his/her own inspection of the real estate for its physical conditions, character, suitability for purchaser’s intended use, or for any other purpose and is not relying upon any representation of Coldwell Banker Schmidt Realty or its employees, agents, representatives, or staff.
2. This is a Reserve Auction, which means that the seller reserves the right to establish a stated minimum bid (reserve price), the right to reject or accept any or all bids under the minimum bid, or the right to withdraw the real estate at any time prior to completion of the auction by the auctioneer. Once the highest bid is received today, it will be presented to the seller and they may: 1) if the bid is at or above the reserve price the seller will accept the bid – the property is sold, 2) if the bid is below the reserve price the seller may reject the bid and the property does not sell, or 3) if the bid is below the reserve price, the seller may make a counter offer and negotiations begin.
3. Successful bidders must sign a purchase agreement, auction addendum, and agency disclosures copies of which are included in the bidder’s packet immediately at the end of the auction. The final contract sales price will consist of the final bid price plus a 10% Buyer’s Premium payable by buyer. The successful bidder must provide a non-refundable deposit of 10% of the final bid price via personal check, money order, certified bank, or cashiers check immediately at the end of the auction. The remaining balance to paid within 45 days from the sale date.
4. This sale is **not subject to any contingencies**, including but not limited financing, inspections, or appraisals. Buyer acknowledges that he/she had the opportunity to inspect the Property before the auction and waives the right to any further inspections. If buyer fails to perform for any reason, the non-refundable deposit of 10% will be forfeited as liquidated damages. Buyer understands the purchase is not contingent on an appraisal, so in the event buyer’s financing appraisal price is inadequate, buyer will pay the difference at closing.
5. Successful bidder may pay cash at closing or may utilize **conventional** financing only; however the sale is not contingent on the buyer obtaining financing, or the appraisal of the property.
6. All potential buyers who become bidders at this auction have received copies of these rules, had them orally presented to them on auction day, and by placing their bids agree to be bound by these rules – these rules serve as an addendum to the purchase agreement.
7. Unless otherwise agreed to in writing, Coldwell Banker Schmidt Realty represents the seller only, and not the buyer.
8. Any unsold chattel shall remain with the property and shall become the property of the buyer; the seller shall bear no responsibility for its removal.
9. Closing and associated title work shall be completed by Chicago- ACT Title at located at 3560 West Market Street #105, Fairlawn, Ohio 44333 (330.253.6121).
10. Please be advised that Coldwell Banker Schmidt Realty records all auction proceedings to ensure the protection of all parties involved.

Bidder #

Bidder #

Bidder Name

Bidder Name

Bidder Signature

Date

Bidder Signature

Date



Eff. 6/2022

**STATE OF OHIO
DEPARTMENT OF COMMERCE**

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials [Signature] Date 7/10/25
 Owner's Initials [Signature] Date 7/10/25

(Page 1 of 5)

Purchaser's Initials Date _____
 Purchaser's Initials Date _____



Eff. 06/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

1431 Cedar Point Road, Sandusky, OH 44870

Owners Name(s):

David Nicolanti

Date: 7/10/25, 2025

Owner ☒ is ☐ is not occupying the property. If owner is occupying the property, since what date: _____
If owner is not occupying the property, since what date: _____

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- | | | |
|--|---------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Private Water Service | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Private Well | <input type="checkbox"/> Spring | _____ |
| <input type="checkbox"/> Shared Well | <input type="checkbox"/> Pond | _____ |

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? ☐ Yes
☒ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) ☐ Yes ☒ No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Other _____ | |

If not a public or private sewer, date of last inspection: _____ Inspected By: _____

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?
☐ Yes ☒ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? ☐ Yes ☒ No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? ☐ Yes ☒ No
If "Yes", please describe and indicate any repairs completed: _____

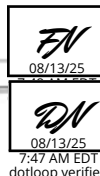
During a storm, the master bedroom door had not been closed properly; and rain water came into the bedroom. the door was subsequently reweatherized and adjusted. There was no damage.

Owner's Initials
Owner's Initials

Date 7/10/25
Date 7/10/25

Purchaser's Initials
Purchaser's Initials

Date
Date



Property Address 1431 Cedar Point Road, Sandusky, OH 44870

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? ☐ Yes ☒ No
If "Yes", please describe and indicate any repairs completed:

Have you ever had the property inspected for mold by a qualified inspector? ☐ Yes ☒ No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken:

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

☐ Yes ☒ No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years):

Do you know of any previous or current fire or smoke damage to the property? ☐ Yes ☒ No
If "Yes", please describe and indicate any repairs completed:

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?

☐ Yes ☒ No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years):

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

- | | | | |
|-----------------------------|--|-------------------------------|--|
| 1) Electrical | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 8) Water softener | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| 2) Plumbing (pipes) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | a. Is water softener leased? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3) Central heating | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 9) Security System | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| 4) Central Air conditioning | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | a. Is security system leased? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 5) Sump pump | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 10) Central vacuum | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A |
| 6) Fireplace/chimney | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 11) Built in appliances | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| 7) Lawn sprinkler | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 12) Other mechanical systems | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |

If the answer to any of the above questions is "Yes" please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): VARIOUS ISSUES OVER THE YEARS - NOTHING MAJOR - ALWAYS FIXED WITH NO ISSUES

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

- | | |
|---|--|
| 1) Lead-Based Paint | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown |
| 2) Asbestos | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown |
| 3) Urea-Formaldehyde Foam Insulation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown |
| 4) Radon Gas | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown |
| a. If "Yes", indicate level of gas if known | |
| 5) Other toxic or hazardous substances | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property:

Owner's Initials [Signature] Date 7/10/25
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 1431 Cedar Point Road, Sandusky, OH 44870

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? ☐ Yes ☒ No
If "Yes", please describe:

Do you know of any oil, gas, or other mineral right leases on the property? ☐ Yes ☒ No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? ☐ Yes ☒ No ☐ Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? ☐ Yes ☒ No ☐ Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years):

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? ☐ Yes ☒ No
If "Yes", please describe:

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). ☐ Yes ☒ No
If "Yes", please describe:

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? ☐ Yes ☒ No
If "Yes", please describe:

List any assessments paid in full (date/amount) NONE

List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. ☐ Yes ☒ No
If "Yes", please describe (amount):

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

- | | | | |
|---------------------------|---|---|---|
| 1) Boundary Agreement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 4) Shared Driveway | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2) Boundary Dispute | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 5) Party Walls | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3) Recent Boundary Change | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 6) Encroachments From or on Adjacent Property | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

If the answer to any of the above questions is "Yes", please describe:

30' NON-EXCLUSIVE USE OF EAST END OF BOACH BY OWNERS OF BACK PROPERTY

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:
NONE

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials

Date

7/16/25

Owner's Initials

Date

7/16/25

Purchaser's Initials

Date

Purchaser's Initials

Date


Property Address 1431 Cedar Point Road, Sandusky, OH 44870

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: 

DATE: 7/10/20

OWNER: 

DATE: 7/14/25

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered **prior** to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a Sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: 

DATE: _____

PURCHASER: 

DATE: _____



Department of Commerce

Division of Real Estate
& Professional Licensing

STATE OF OHIO RESIDENTIAL PROPERTY DISCLOSURE FORM

★ Appendix A – Links to Additional Information & Resources

This list is not exhaustive. If the purchaser is concerned about the presence of any potential hazardous material in this property, purchaser assumes responsibility to obtain information from the listed resources and/or in consultation with a person licensed/certified in the area of concern.

RADON GAS

- <https://www.epa.gov/radon>
- <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/radon-education-and-licensing-program/welcome/>

LEAD

- <https://www.cdc.gov/nceh/lead/prevention/sources.htm>
- <https://www.epa.gov/lead/learn-about-lead>
- <https://www.epa.gov/ground-water-and-drinking-water/lead-service-line-replacement>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/healthy-homes/welcome>

If you are on a municipal water service, check with that provider, they may have a lead pipe mapping program that you can access.

TOXIC MOLD

- <https://www.epa.gov/mold/mold-and-your-home>
- <https://www.cdc.gov/mold/default.htm>

ASBESTOS

- <https://www.cpsc.gov/safety-education/safety-guides/home/asbestos-home/>
- <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos#whattodo>

UREA FORMALDEHYDE

- https://www.cpsc.gov/s3fs-public/An-Update-On-Formaldehyde-725_1.pdf?O3CFjmPrIFt_ogVb7OhX4ZDPu7fYky8Q

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address 1431 Cedar Point Road

Sandusky, OH 44870

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

- (i) ☐ ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing.
Describe what is known:

- (ii) ☒ ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

- (i) ☐ ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

- (ii) ☒ ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

- (i) ☐ ☐ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.
(ii) ☐ ☐ not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

(d) ☐ ☐ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home (initial).

(e) Purchaser has (initial (i) or (ii) below):

- (i) ☐ ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards; or

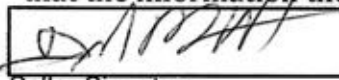
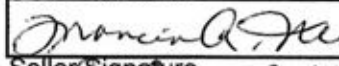
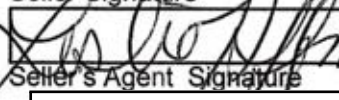
- (ii) ☐ ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

- (f) ☒ Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
- (g) ☐ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. ¹

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 Seller Signature	4/26/20 Date	 Purchaser Signature	 Date
 Seller Signature	 Date	 Purchaser Signature	 Date
 Seller's Agent Signature	0/26/25 Date	 Purchaser's Agent Signature ¹	 Date

Todd D. Bosley

dotloop verified
07/09/25 3:02 PM EDT
SDEM-LREQ-CYSN-QMSF

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

1431 Cedar Point Road, Sandusky, Ohio 44870

Buyer Full

MLS#: **5138218**

Status: **Active**

Recent: **07/09/2025 : New Listing**

Next Open House: **Public: Sun Jul 20, 1:00PM-3:00PM**

Prop Type: **Residential**

Sub Type: **Single Family Residence**

List Price: **\$1,000,000(Auc)**

DOM/CDOM: **1/1**



List Dt Rec: **07/09/2025**

Unit:

County: **Erie**

List Date: **07/09/2025**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Parcel ID: **TX 55-00392-000**

Twp: **Sandusky**

Subdiv: **Beach Bay**

School Dist: **Sandusky CSD - 2206**

Bedrooms: **5**

Total Baths: **9 (7/2)**

Yr Built: **1915/Public Records**

Liv Area: **7030/850/7880**

Acres: **0.96**

Photo Opt Out: **No**

Stories:

Tot Stories: **2**

Levels:

\$/SqFt: **\$142.25**

Map:

Directions: **North on Cedar Point Rd. Home is on the left.**

Legal/Taxes

Taxes: **\$18,965**

Tax Year: **2024**

Assessment: **No**

Homestead: **No**

Legal: **PT BLK 100 CEDAR POINT BEACH TO BAY .96A**

Rooms/SqFt Information

Beds: **5** **Main** **Upper** **Lower**

Beds Main: **2**

Full Baths: **3** **3** **1**

Half Baths: **1** **1** **0**

Laundry: **1** **0** **0**

SqFt Approximate FINISHED/Source:

Above Gr: **7,030/Plans**

Below Gr: **850/Plans**

TOTAL: **7,880**

Lot Information

Lot Sz Src: **Realist**

Rooms: **14** # FP: **4**

Room	Level	Dimensions	Floors	Features
Bedroom	1st	17 x 12	Wood	Built-in Features
Other	1st	13 x 13	Ceramic Tile	Bar, Natural Woodwork
Climate and Humidity controlled Wine Cellar				
Laundry Room	1st	8 x 8	Ceramic Tile	
Bedroom	1st	14 x 12	Wood	
Family Room	1st	21 x 29	Wood	Chandelier, Fireplace, High Ceilings
Other	1st	11 x 10		High Ceilings, Wet Bar
Wet Bar Area next to living room				
Living Room	1st	17 x 25		High Ceilings
Dining Room	1st	15 x 22	Wood	Fireplace, High Ceilings
Kitchen	1st	12 x 32	Wood	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Natural Woodwork
Bedroom	2nd	17 x 17	Wood	High Ceilings, Walk-In Closet(s)
Master Bedroom with Balcony				
Living Room	2nd	28 x 17	Wood	Fireplace
Library/Study	2nd	20 x 17	Wood	Built-in Features, Granite Counters, Wet Bar
Recreation Room	2nd	42 x 26	Vinyl/LVT	
Other	1st	20 x 20	Wood	Fireplace, Granite Counters, High Ceilings, Natural Woodwork, Sound System, Wet Bar

Beach House with 1/2 bath

Features

Architect Style: **Conventional**

Year Built: **1915/Public Records**

Prop Condn: **Updated/Remodeled**

Basement: **Yes, Block, Concrete, Partially Finished, Sump Pump, Walk-Up Access**

Heating: **Forced Air, Gas, Radiant, Zoned** Cooling: **Central Air**

Appliances: **Audio System, Dishwasher, Dryer, Freezer, Microwave, Range, Refrigerator, Security System, Smoke Detector, Sump Pump, Wall Oven, Washer**

Interior: **Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, Eat-in Kitchen, Elevator, Entrance Foyer, Granite Counters, High Ceilings, High Speed Internet, Kitchen Island, Natural Woodwork, Recessed Lighting, Sound System, Walk-In Closet(s), Wet Bar**

Fireplace: **Yes/#FP:4/Dining Room, Free Standing, Gas, Gas Log, Gas Starter, Living Room**

Windows: **Double Pane Windows**

Patio/Porch: **Covered, Deck, Enclosed Patio/Porch, Front Porch, Patio, Porch, Screened, Side Porch**

Direction Faces: **NE** Nat Rsrce Rgts:

Lot Features: **Bay Front, Beach Front, Front Yard, Lake Erie Front, Lake Privileges/Acce, Landscaped, Sprinklers In Front, Sprinklers In Rear, Waterfront**

View Desc: **Bay, Beach, Lake, Panoramic**

Parking: **3.0/Access from Unit, Additional Parking, Alley Access, Attached Garage, Circular Driveway, Drain**

Construction: **Stone, Stucco**

Garage: **Yes/3.0**

Roof: **Composition**
Water: **Public**
Fence: **No**
Pool: **No**
Other Struct: **Misc. Shed, See Remarks**
Community: **Fishing, Lake**

Carport: **No**
Sewer: **Public**
Waterfront: **Yes**

Remarks: **Luxury Lake Front Auction! Opening bid is 1,000,000. Property does have a reserve. OPEN HOUSE July 20th 1:00-3:00 PM, Auction is Thursday August 14th! Home will be open at 4:00 PM, Auction starts at 5:30 PM SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO AUCTION. Welcome to 1431 Cedar Point Road, a rare lake-to-bayfront luxury estate on one of the most desirable stretches of waterfront in Sandusky, Ohio. This 7,880 sq ft custom home features 165 feet of private deeded beach on Lake Erie and a 70-foot dock with a 7,000-lb boat lift on Sandusky Bay. Offered at auction, the home includes five bedrooms, seven full bathrooms, two half baths, and a three-car garage. Inside, you'll find beautiful hardwood floors throughout, a gourmet kitchen with granite counters, stainless appliances, and three wet bars—two with an ice maker. A temperature- and humidity-controlled wine cellar offers granite surfaces, custom racking, and a wrought-iron door. The home also features a private elevator, spiral staircase, crow's nest with panoramic views, and four fireplaces. The primary suite includes a walk-in closet, glamour bath with dual vanities, oversized shower, jetted tub, and private balcony facing the lake. Four of the five bedrooms include en-suite baths. Outside, enjoy multiple balconies, lush landscaping, and a stunning private beach house complete with a fireplace, wet bar, and half bath—ideal for lakeside entertaining. This is a once-in-a-generation opportunity to own a truly extraordinary waterfront property. Schedule your private tour and register for the upcoming auction. Any inspections desired by a buyer are to be completed prior to auction day at buyer's expense.**

Listing/Contract Info

Possession: **Negotiable (Possession)**

List Terms: **Cash, Conventional**

Concessions: **No**

Special Listing Conditions: **Auction**

Close Date:

Close Price:

Closed By:

Seller Pd Closing Costs:

Presented By: Todd Bosley

Primary: 330-323-9775

Fax: **330-497-0885**

E-Mail: Todd.Bosley@CBSchmidtOhio.com

Web:

Coldwell Banker Schmidt Realty

4200 Munson Street NW

Canton, Ohio 44718

330-497-3115

Fax: **330-497-0885**

See our listings online:

www.cbschmidtohio.com

07/10/2025

Information is Believed To Be Accurate But Not Guaranteed Date Printed: 07/10/2025 11:34 AM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

Search Criteria

MLS Status is one of 'Active', 'C-Under Contract ALLOW Showings'

List Office Key Numeric is 26822336

Co List Office Key Numeric is 26822336

Selected 1 of 31 results.

1431 Cedar Point Rd, Sandusky, OH 44870

