



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**MONDAY – JANUARY 4, 2021 – 1:00 PM**

## Bungalow Home – Needs Updating

**LONGTIME FAMILY OWNED**

Perry Twp. – Stark Co. – Perry LSD

Recent Updates: Furnace, AC & Roof 2020 – Windows 2006

Absolute auction, all sells to the highest bidder on location:

**4639 7TH ST. SW, CANTON, OH 44710**

Directions: Take SR 172/Tuscarawas St. west of Whipple Ave. to Manor St., then go south to 7th St. and west to address.

Watch for KIKO signs.



Real estate features a vinyl-sided bungalow home built in 1943. 1-car garage plus covered carport. Level lot. Rear master bedroom addition. Main level has a full bath, living room, kitchen, dining room with slider to rear patio, and 2 bedrooms. Third bedroom upstairs. Partial full basement. Gas FA furnace and CA both new in 2020. Roof updated 2020 and windows updated in 2006. Home has some hardwood floors. Needs handyman updating on the interior. Come prepared to buy! Taxes are \$598.27 per half year. Perry Local Schools.

**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

**AUCTION BY ORDER OF:** Finzer Family



Auctioneer/Realtor®

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