



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**TUESDAY - APRIL 27, 2021 – 12:00 PM**

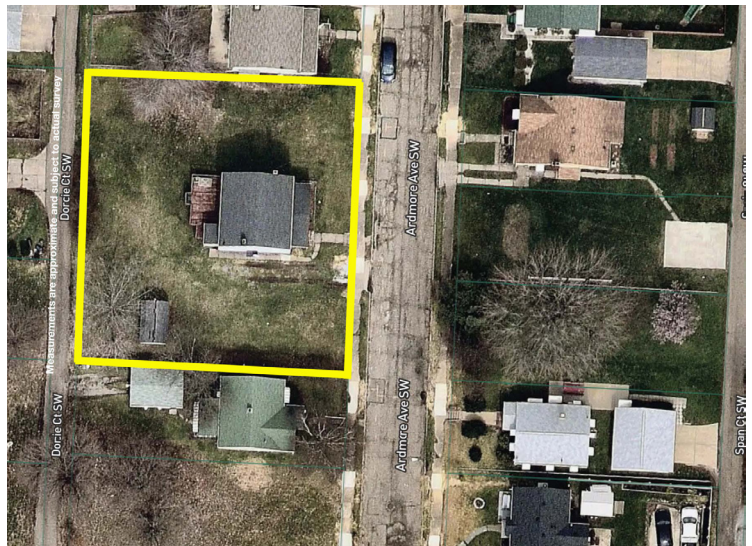
## Investment Opportunity!! FIXER-UPPER 3-BEDROOM HOME

Canton City - Canton CSD - Online Bidding Available

All sells to settle the estate. Location:

**1251 ARDMORE AVE. SW, CANTON, OH 44710**

Directions: From Harrison Ave. take 11th St. west then south onto Ardmore Ave. to property. Watch for KIKO signs.



Fixer-upper vinyl-sided home built in 1940 w/ 1,498 SF. Main level features a kitchen, living room w/ fireplace, dining room, & half bath. Second level has three nice-sized bedrooms & full bath. Full basement w/ laundry, glass-block windows, & gas furnace. Public water & sewer. Convenient location close to I-77, SR 30, restaurants, & shopping. Parcel #243562. Lot is 113 x 107. Taxes are \$614.54 per half year. Home is very spacious and ready for your primping & sprucing.

**TERMS ON REAL ESTATE:** 15% 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:** Sarah Shreve, Administrator of the Bruce R. Davis Estate, Stark County Probate Case #237026



Auctioneer/Realtor®  
**ASHLEY RITCHEY**  
330-495-3474  
ashley@kikocompany.com



Realtor®  
**JANET SHAHEEN**  
330-312-6156  
jshaheen@kikocompany.com

Information is believed to be accurate but not guaranteed. KIKO Auctioneers

**800-533-5456 | kikoauctions.com**

