



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**FRIDAY - DECEMBER 10, 2021 - 12:30 PM**

**Home On .79 Acres - Fixer-Upper – Many Updates**

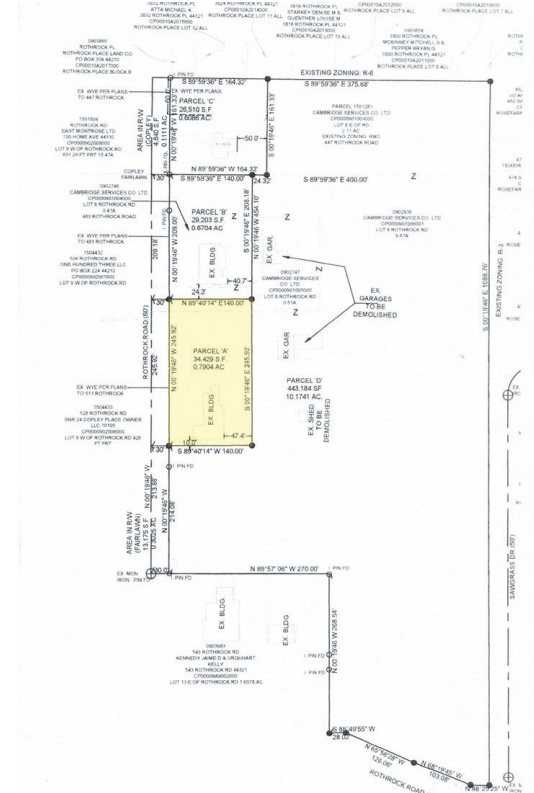
**SUMMIT CO. – FAIRLAWN CITY – COPLEY/FAIRLAWN SCHOOLS**

Online And On-Site Bidding Available

Absolute auction, all sells to the highest bidder. Location:

**511 Rothrock Rd., Copley, OH 44321**

Directions: From S Cleveland Massillon Rd. and Brookwall Dr., head north on Brookwall, follow onto Rothrock Rd. to address. Watch for KIKO signs.



**PROPERTY FEATURES:** Cape Cod home built in 1948 situated on .79 acres (245.92' x 140'). Home has eat-in kitchen w/ pantry and half bath, living room w/ fireplace, dining room, family room, den/3rd bedroom w/ fireplace, 2 bedrooms with full shower baths and first floor laundry. 2nd floor is unfinished potential of 4th bedroom, recreation room, storage etc. Partial unfinished basement and crawl space w/ half bath. F/A gas and A/C, breaker electric and single car attached garage. Updates include new public water and sewer hook ups, new roof, new downspouts, new gutters, and more. To the rear of the property is a well-established neighborhood of executive style homes. Home is ready for someone to update to liking. Summit Co. parcel #0904182. Convenient location to all Fairlawn shopping, mall, and expressway.

**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.

**NOTE:** Property open on TUESDAY - DECEMBER 7, 2021 - 4:00-5:00 PM for inspection and 1.5 hours prior to auction.

**AUCTION BY ORDER OF:** Treno Services LLC.



Auctioneer/Realtor®  
**BROOKS E. AMES**  
330-703-2732  
brooks@kikocompany.com

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

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