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AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – JULY 27, 2022 – 12:00 PM

**Beautiful Colonial Home On 1.35 Acres
“Merriman House” Built In 1885 - 3,690 SF
4 Bedrooms – 3.5 Baths - 4 Fireplaces
In-Ground Pool - 1,225 SF Pool House/In-Law Suite
Storage Building**

On-Site And Online Bidding Available

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

874 Merriman Rd., Akron, OH 44303

Directions: From Rt. 8 take the Tallmadge Rd. exit west (turns into Memorial Pkwy.) to Merriman Rd. then north to address. Watch for KIKO signs.

OPEN HOUSE: MONDAY – JULY 25, 2022 – 4:00-5:00 PM



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

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What an opportunity to purchase a piece of history! Originally built for Mr. Merriman in late 1885, this home has stood the test of time and still remains a beautiful landmark in the community. From the soaring front porch columns to the amazing woodwork and craftsmanship, you will be impressed! Main level having a two-car attached garage, enclosed breezeway entrance, office w/ full bath, rear 3season room overlooking the pool, large eat-in kitchen w/ hard surface counters, loads of cabinets, 6' island bar, formal dining room w/ gas fireplace, sliding doors to side 4-season sitting room, grand foyer entrance with stunning staircase, huge living room with marbled gas fireplace, office/study with custom woodwork, gas fireplace and half bath. Second level has large conversation area, bedroom #1 with private full bath and garden tub, master bedroom with fireplace, double walk-in closets and access to Jack & Jill bath, 3rd bedroom w/ access to Jack & Jill bath and 4th bedroom. Third level has loads of storage space plus elec. heat pump with A/C. Full unfinished walkout basement with gas hot water heat, 200-amp elec. breakers, and laundry area. Awesome backyard living space with in-ground heated pool, gazebo, and patio area. Just past the pool area you will find the approx. 24' x 48' fully finished pool house or "man cave" with full kitchen, full bath, gas furnace and A/C, large rec room or movie room, possible bedroom/storage area. Behind the pool house is a nice 10' x 18' storage shed. Great property ready for a new owner. Call Jeff Kiko with any questions on how to buy. Home will be open auction day starting at 10:30 AM.

NOTE: Contents of the home will be sold online only starting August 4th.

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: Karin Disalvo, POA for Elizabeth A. Liska



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