



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY – AUGUST 3, 2022 – 12:00 PM

Fixer-Upper Home

5 Bedrooms - 2 Full Bath - Investment Opportunity

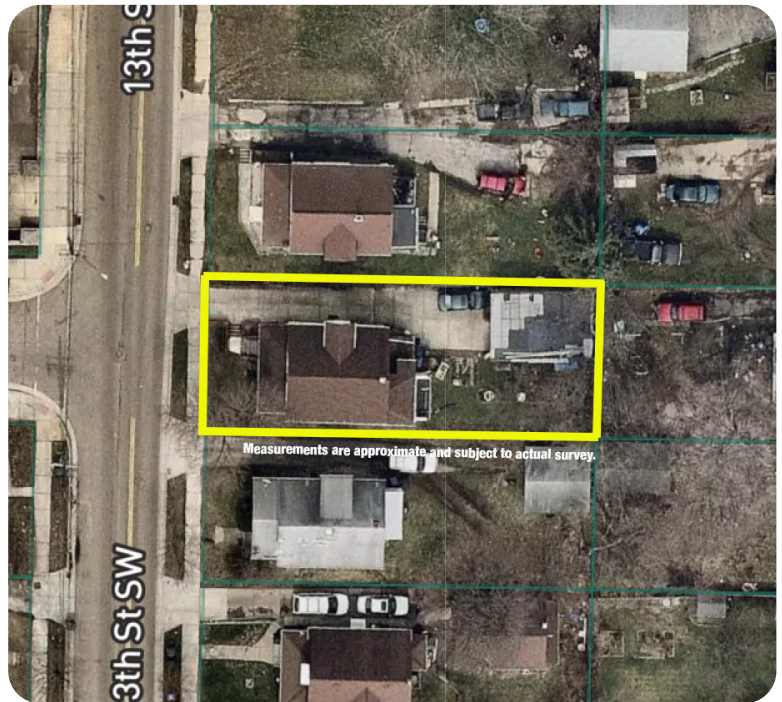
AKRON CITY – KENMORE - SUMMIT COUNTY

Online Bidding Available

All sells to settle the estate. Location:

2155 13th St. SW, Akron, OH 44314

Directions: From Kenmore Blvd. take 13th St. SW north. Auction location on right hand side across from Wyoming Ave. Watch for KIKO signs.



Home features 5 bedrooms and 2 full baths, built in 1914 with 2,025 SF of living space. Original hardwood floors and nice wood accents throughout. Home was previously used as an up and down duplex but has been converted to a single-family home. Main level features living room, dining room, kitchen, breezeway, full bath, and bedroom. Second story features full bath, 2 bedrooms, and an additional room previously used as kitchen with plumbing. Attic with 2 additional bedrooms. Detached garage and fenced in backyard. Updates include gas forced air furnace 2006, roof and insulation approx. 10 yrs. old, updated vinyl windows on main level, and updated 100-amp breaker electric. Home in need of some updating and repairs. Good investment opportunity.

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: Lisa Bain, Executor of the Homer Watson Estate, Summit County Case No. 2021 ES 01063



Auctioneer/Realtor®
JEFF R. KIKO
330-206-1079
jeffkiko@kikocompany.com



Apprentice Auctioneer/Realtor®
GABE COZY
330-316-8229
gcozy@kikocompany.com

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800-533-5456 | kikoauctions.com

