



AUCTION

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LEADING THE INDUSTRY SINCE 1945

THURSDAY – MAY 11, 2023 – 1:00 PM

Rochester Estate Auction
Custom Built Home On 1 Acre
Additional 1.35-Acre Lot To Sell Separate
WINTERBERRY GREEN DEVELOPMENT
Online Bidding Available

REAL ESTATE sells to settle the estate on location:

3905 Daventry St. NW, North Canton, OH 44720

Directions: From I-77, take the Shuffel St. exit. Go east on Shuffel St. to Pittsburg Ave. NW. Then north on Pittsburg Ave., turn right on Orion St., then right onto Hearthstone Ave to auction.



Auction #1: Property features brick two story home with 3,496 sq. ft. living area. Featuring kitchen, sunroom, large living room, formal dining room area, formal living room, private den w/ built-in bookcases, and first floor laundry. Four bedrooms, 2.5 baths, and three fireplaces. Open foyer entrance. Three-car attached heated garage, brick patio garden area. Basement with gas heat and central air. Large corner lot with double driveway. Full concrete drive at three car entrance off Hearthstone Ave., plus a circular front entrance driveway on Daventry St. located in Winterberry Green #2 development of fine homes. Winterberry Green has an HOA, \$100 per year. Located in Plain Township, North Canton City School District. Stark County parcel # 05502284. Home in need of updates and cosmetic repairs. You are welcome to bring your contractor and inspectors. Open for inspections one hour prior to auction.

For further details call Theresa Blocher, 330-495-3789.

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

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Auction #2: Located at: Hearthstone Ave. NW, North Canton, OH 44720, Stark County parcel #05502100. Property features extra vacant lot adjoining the rear of the property listed above. Lot size is 1.345 acre with 200' frontage on Hearthstone and 290' deep, with city utilities. Level open residential lot. Current taxes \$1,454 per year. Plain Township, North Canton City School District. Winterberry Green subdivision has an HOA.

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. Property to be sold as Separate Parcels and not to be offered as an Entirety.

Auction By Order Of: Patricia A. Fonda, Administrator of the Mark L. Rochester Estate, Stark County Probate Case #243366



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