

# AUCTION

MONDAY, JUNE 30, 2025, 12:30 PM



INVESTMENT  
PROPERTY



Investment opportunity w/ this cape cod home, where original character meets endless possibilities on a sprawling 1.85-acre parcel. This 1,763 sq. ft. home combines timeless architectural details that speak to its history. The main level has a cozy living room w/ a classic fireplace, spacious formal dining room & a cozy eat-in kitchen. The sunken family room presents a unique feature with a built-in hot tub integrated right into the floor. Full bathroom and laundry facilities complete the first-floor. Upstairs has 3 bedrooms w/ another full bathroom. Divided basement w/ wbreaker electric and gas F/A furnace. The property includes a two-car attached garage perfect for parking or additional storage. Public water & septic. Parcel #3503231. Half year taxes are \$2,566.64. Set on nearly two acres of land, this property provides the rare combination of privacy, space, and rural living while maintaining accessibility to modern conveniences & highway. Solid home w/ a great location ready for your primping and sprucing!!

## CHARMING CAPE COD ON 1.85 ACRES

City Of Cuyahoga Falls,  
Woodridge LSD

397 STEELS CORNERS RD.,  
CUYAHOGA FALLS, OH 44223

**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:** Richard Essik, Administrator of the Kathleen Essik Estate, Summit County Case #2005 ES 00089



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location.