



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Wednesday - November 22, 2023 - 10:00 AM

**Updated Ranch Home On 3 Acres
With Pond and Outbuildings
3 Bed, 3.5 Bath - Attached 2-Car Garage
Block Shop Buildings - Pole Building - Barn
GRANGER TWP - HIGHLAND LSD - MEDINA COUNTY**

On-Site And Online Bidding Available

All sells to settle the estate on location:

3725 STONY HILL RD., MEDINA, OH 44256

Directions: From Ridge Rd., take Wilbur Rd. west to Stony Hill, turn right. Home will be on right side.

**Open House: Sunday - November 19, 2023 - 12:00-2:00 PM
Wednesday November 22, 2023 - 8:30-10:00 AM**



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

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Real Estate: Opportunity presents this ranch home situated on a 3-acre country setting in Granger Twp, Medina. Home is set back from the road behind your own private pond, with long concrete driveway leading to an attached 2-car garage. Built in 1975, the home features 1,610 SF of living space, having 3 beds and 3.5 baths. Main level features a cozy family room with stone fireplace and sliding door to 4-seasons room, half bath, updated kitchen with solid cherry cabinetry, dining area with bay window, and open floor plan leading into additional living space. Hallway leads to a full bath with jacuzzi tub, and 3 bedrooms, with the master having an additional private full bath. Partially finished basement with a good-sized entertainment area, 2 additional rooms/bedrooms, another full bath, and a large storage/laundry area. Large wrap around deck with gazebo and above ground pool, with cottage style pool shed/playhouse. Pool in need of maintenance. Property also boasts plenty of additional garage space. All attached, approximately 34'x15' block, 37'x27' block, and 37'x27' pole buildings, with concrete floors and electric, as well as an approximately 31'x22' barn with loft and 22'x15' lean-to. Free gas available to property. Furnace updated in 2017, boiler heat, central air, 200-amp breaker electric, well with water softening system, and septic. Half year taxes are \$2,565.34. Medina County parcel number 005-07A-26-006. Exciting real estate auction, call Gabe Cozy with any questions on how to buy or for private showings.

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: Tammy Alicea, Executrix of the Adrian Alicea Estate, Medina County Probate Court Case Number 2022 11 ES 00737



Auctioneer/Realtor®
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