

ABSOLUTE AUCTION

SATURDAY, MAY 4, 2024, 11:00 AM

LIVE AUCTION WITH ONLINE BIDDING



REAL ESTATE



BEAUTIFUL
SPACIOUS RANCH
HOME

On 1.33 Acres

6840 AKRON AVE. NW,
CANAL FULTON, OH 44614



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



Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidder on location.

REAL ESTATE

Welcome home to this spacious 2744 sq. ft. family home built in 1993. This home features a large oak kitchen w/ appliances, center island with sink and bar seating, pantry and dining nook area. Family room w/brick gas fireplace, door to rear deck, formal living room, dining room, foyer with tile floors, coat closet and first floor laundry/mud room with half bath. Grand master suite with walk-in lighted closet, large bathroom, shower/tub, single vanity, and a private commode area with sink plus an entrance door to the rear deck. Second bedroom with a double closet, and third bedroom with double closet and entrance access to the full bath with tile floors, vanity, shower/tub, and commode. Full large basement with partially finished area with two carpeted rooms with closets and full bath, lots of storage rooms w/sump pump and closets, plus a large open recreation room with pool table. Utilities include 200-amp electric, water softener (2014), well water pressure tank (2024), Heil gas high efficiency furnace w/humidifier and central air, & GE 80-gallon hot water tank (2015). Basement waterproofing lifetime warranty (2019), Generac whole-house generator (2023). Three-car garage with hot/cold water and two separate entrance doors. Large deck off the back of the home for lots of entertaining overlooking the yard with 10' x 20' and 8' x 10' sheds all situated on 1.33 acres. This beautiful property has been well maintained and offers plenty of room for the growing family or an easy keeper for someone looking to travel. Northwest Local Schools. Taxes per half year are \$1,976.04, and immediate possession at closing!

NOTE

Parking for day of auction will be located at the Crosspoint United Methodist Church, 9687 Portage St. NW, Massillon, OH 44646, Koala Kruzer Shuttle will be available for transport back and forth from property. For more information or help with financing contact Tina or Gene. Additional pictures and information available online at www.kikoauctions.com.

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.



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AUCTIONEERS
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