



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY - JULY 25, 2023 - 12:30 PM

Ranch Home in Avondale

PLAIN TWP - STARK COUNTY

Live and Online Bidding

Absolute auction, all sells to the highest bidder on location:

3215 Enfield Ave. NW, Canton, OH 44708

Online Bidding Begins: Friday - July 21st - 12:30 PM

This fixer upper home features a cozy ranch home having character with two bedrooms, 1.5 baths, large front living room/dining room with fireplace, hardwood floors, kitchen, den for home office, and year-round sunroom with walkout to spacious yard. Attached one-car garage and additional storage room. Gas furnace and central air. Home is in need of updates and repairs, take advantage here and check it out! Lot size 100' x 186' with a beautiful curb appeal. Avondale allotment has an HOA, annual dues are \$285. Current taxes \$1,762 per year. Home will be open for inspections at 11:30 AM on auction day or call Theresa Blocher for an appointment to discuss your options, 330-495-3789.

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: The Children of Judy Russell: James Christian Russell, Bradly Russell, and Stephen Douglas Russell.



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