



AUCTION

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LEADING THE INDUSTRY SINCE 1945

Wednesday – August 23, 2023 – 6:00 PM

**Beautiful Brick Colonial Home
4 Bedrooms – 2.5 Baths – Very Charming
3-Car Garage – Chagrin Falls, OH**

Live Auction With Online Bidding Available

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

246 Hawthorne Dr., Chagrin Falls, OH 44022

Directions: Take Solon Rd. north of Chagrin River Rd. or south of Maple St. to Greenbriar Rd., east to Greenhaven, right to Hawthorne Dr. and right to auction. Watch for KIKO signs.



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

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Real estate features a beautiful brick colonial home situated on a .48-acre lot, mostly wooded. Main floor has remodeled country kitchen, dining area, sitting area w/ fireplace, formal dining room and living room, half bath and main floor laundry. Second story has 4 bedrooms & 2 full bath plus open hallway. Approx. 2,800 SF total plus a finished basement w/ rustic design. Home has loads of charm with hardwood floors throughout. Nice 3-car attached garage and paved driveway. Gas boiler heat plus central air conditioning. Chagrin Falls Schools. Public utilities. Shown by appointment and open 4:30 PM auction day.

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: Suzanne & Christopher Janson



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