



AUCTION

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LEADING THE INDUSTRY SINCE 1945

Thursday - November 2, 2023 - 12:30 PM

**Well Maintained
4-Bedroom Brick Ranch Home
One-Family Owned**

NORTH OLMSTED – CUYAHOGA COUNTY

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

4029 CANTERBURY RD., NORTH OLMSTED, OH 44070

Directions: From Lorain Rd. and Canterbury head north on Canterbury to address or from Center Ridge and Canterbury head south on Canterbury to address. Watch for KIKO signs.

**HOME WILL BE OPEN ON MONDAY, OCTOBER 30, 2023 FROM 4-5:30 PM
AND DAY OF AUCTION, 1.5 HOURS PRIOR TO AUCTION
ONLINE BIDDING AVAILABLE**



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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Property features: Quality Built One-Family Owned, Well Maintained Brick Four-Bedroom Ranch Home Built In 1958 - Home Features Open Floor Plan With Living Room W/ Picture Window, Stainless Steel Appliance Kitchen W/ Eating Area, Open And Airy Rustic Great Room W/ Gas Fireplace And Half Bath, 4 Bedrooms Incl. Master With Accessible Bathroom And An Additional Full Shower Bath, Office/Den/Mudroom With Wood Burning Fireplace Off Attached Garage With Additional Entrance Perfect For Home Office - Full Basement Partially Finished W/ Bar For Entertaining Or Recreation Area, Loads Of Storage, Half Bath, Laundry Room And Additional Hookups On First Floor, 2 Sump Pumps W/ Battery Backups, And F/A Furnace And Entire House A/C - Park Like Setting Fenced Backyard With Stately Trees And Deck Off The Great Room - Lot Size 127'x 199' (.48 Acre) - The Horseshoe Drive Makes Access In And Out Of Property Easy - Cuyahoga County Parcel #232-29-008

Property has a lot to offer. Call today to see how to purchase the home at auction.



Auctioneer/Realtor®

BROOKS E. AMES

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Auction By Order Of: Francis and Margaret McCafferty

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