

# ABSOLUTE AUCTION

MONDAY, MAY 13, 2024, 5:30 PM



REAL ESTATE



LIVE AUCTION WITH  
ONLINE BIDDING

WELL-MAINTAINED  
RANCH

Canton City, Plain LSD

1208 44TH ST. NW,  
CANTON, OH 44709



Measurements are approximate and subject to actual survey.

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accurate but not guaranteed.  
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Absolute Auction.  
All sells to the  
highest bidder on  
location.



## REAL ESTATE

Three-bedroom, two-bath clean, well-maintained ranch home with oversized garage. Home is situated on .51 acres with mature trees and blacktop driveway. Main level of home features nice family room, formal dining room, spacious kitchen with all appliances transferring to the new buyer, primary bedroom, secondary bedroom, full bathroom, nice three season room with sliding door access to patio, and spacious storage room with built in shelving. Lower lever includes large rec. room/additional family room with walkout to the backyard, large full bath with laundry, third bedroom or possible office space, utility room with modern gas forced air furnace and A/C, and workshop area with garage access. Home has public water, public sewer and private well. Sellers have inherited the property from their mother who enjoyed this home for many years. Everything has always been well maintained and cared for. If anything needed done to the home the seller always had it done! Move-in ready home in a convenient location close to local schools and the interstates. Call today to get your questions answered, check it out!

## AUCTIONEERS NOTE

With any questions on financing or the auction process contact Joseph M. Gliatta, 330.771.4012.

## 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

David Rogers



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REALTORS  
AUCTIONEERS  
ADVISORS

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