



AUCTION

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Tuesday – September 19, 2023 – 12:00 PM

Beautiful Ranch Home On .52 Acre Ridgedale Allotment

STARK COUNTY – PLAIN TWP. – PLAIN LOCAL SCHOOLS

Online Or Onsite Bidding Available

All sells to settle the estate on location:

3810 CRESTWOOD ST. NW, CANTON, OH 44708

Directions: Take Crestwood St. east of Whipple Ave. Located on the south edge of Avondale.

**Home will be open auction day starting at 10:30 AM
or call Jeff Kiko for a private tour.**



Stark County parcel #5215288 – Nice ranch style home situated on .523 acre in the Ridgedale allotment. Great location in Plain Township right next to the Avondale allotment. Main level having enclosed breezeway with access to the backyard, oak kitchen with nice dining area, large living room with fireplace, three bedrooms, large cedar closet and full bath. Second level attic storage (could be converted to bedroom). Full partially finished basement with rec room or possible 4th bedroom, modern gas furnace, central air, breaker electric, commode, sink, shower, and laundry area. Home has a two-car attached garage (with new garage doors), asphalt driveway, updated roof shingles, vinyl siding, updated windows, and nice backyard. House was built in 1954 and has approx. 1,560 sq. ft., real estate 1/2 taxes are \$1,426. Home could use a little cosmetic updating to your taste, great property with loads of potential.

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

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2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

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BEAUTIFUL RANCH HOME ON .52 ACRE

Ridgedale Allotment

Stark County – Plain Twp. – Plain Local Schools

Online Or Onsite 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.

Auction By Order Of: Erin W. Wilson & Molly E. Shear,
POAs for James R. Skelton and Deborah M. Boger



Auctioneer/Realtor®

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