



### Property Features

Quality constructed brick colonial home built in 1997 with 7,229 sqft of living. First floor of home features stunning open foyer, cherry wood executive office/den with fireplace, formal dining room, living room w/bar entertaining area, half bath, kitchen, owner's suite with walk-in closet and large bath w/soak tub and walk-in shower. The second floor has four bedrooms with walk-in closets and jack-and-jill style bathrooms. Unfinished full basement with 3 furnaces, large cedar lined closet, and loads of storage. The stone patio on the back of the home overlooks the pond. Horseshoe driveway leads to oversized 3-car garage and around to front main entrance of home. Home is ready for updates and sprucing. Medina County parcel #040-20B-09-125. Call Brooks to see how to buy this home at auction.

### 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

Jim Schmidt and Michael Bruni, Successor Trustees for the Frank E. Murphy Trust



**BROOKS E. AMES**  
AUCTIONEER/REALTOR®  
330.703.2732  
brooks@kikocompany.com



**RICHARD T. KIKO JR.**  
AUCTIONEER/REALTOR®  
330.455.9357 ext. 105  
dkiko@kikocompany.com



REALTORS  
AUCTIONEERS  
ADVISORS

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# ABSOLUTE AUCTION

WEDNESDAY, APRIL 10, 2024, 12:30 PM



REAL ESTATE



## LUXURY 5-BEDROOM HOME

In Leeds Gate  
Neighborhood

561 LEEDS GATE LANE,  
WADSWORTH, OH 44281

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### LIVE AUCTION WITH ONLINE BIDDING

#### AUCTION HIGHLIGHTS

- 7,229 Sq Ft
- 3-Car Garage
- 1.55 Acres
- Medina Co.
- Wadsworth City Schools

#### Note

Home will be open for inspection on Wednesday, April 3 from 3-5:30 PM and Friday, April 5 from 11:00 AM-12:00 PM. Home will also be open 1.5 hours prior to auction.



Scan for auction  
details, including  
directions.

*Absolute Auction.  
All sells to the  
highest bidders  
on location.*







