

# ABSOLUTE AUCTION

THURSDAY, AUGUST 8, 2024, 5:30 PM

OPEN HOUSE: SAT., JUL. 27, 2024 - 10:00 AM - 12:00 PM



REAL ESTATE



## UPDATED HOME Beautiful Half Acre Lot

1601 E ELEVENTH ST.,  
SALEM OH 44460

### LIVE AUCTION

#### AUCTION HIGHLIGHTS

- 5 Bedrooms
- 3.5 Bathrooms
- 3,300 SF Living Space
- Perry Twp.,
- Salem Schools
- City Water/Sewer

#### Also Selling Description:

- Aspen Home Bancroft King Size Bedroom Suite
- Ashley Furniture Galveston End Tables, Coffee Table
- Flex steel Latitude Leather Sofa, Loveseat, & Chair

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

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



MEMBER REALTOR ASSOCIATION  
MLS



Scan for auction details, including directions.

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

Real Estate features modern kitchen with granite countertops, SS appliances, tile floor, and breakfast bar. Bright and spacious living room with hardwood floors that opens to a stunning addition new in 2020 with vaulted ceilings, recessed LED lighting, skylights, and floor to ceiling windows w/ sliding door exit to back patio. Dining area and large sitting featuring Dimplex electric fireplace custom built in stacked stone. Baird brother hardwood floors and trim throughout addition. Main level primary suite w/ vaulted ceilings and spacious walk-in closet w/ built in custom California Closet brand system. Suite features a luxurious private bathroom w/ heated tile floor, double vanity w/ Kraftmaid cabinets and Cambria Quartz countertops, deep soaker tub and huge walk-in shower w/ triple rain shower heads w/ Cambria shower seat and custom glass door. Lots of natural light with sky light plus large linen closet. Main level also has 2 additional bedrooms as well as another newly remodeled full bath with double vanity, Kraftmaid cabinets, Cambria countertops, tub/shower, heated tile floors and laundry room w/ stack washer and dryer. Second level with the 4th and 5th bedrooms with large closets and 3rd full bath with walk in shower. Oak hardwood floors throughout the original home/bedrooms. Basement offers an additional 500 SF of finished living space, water-proofed and completed by Ohio Basement Authority in 2018, w/ LVP flooring and a half bath. Attached garage with basement access and entrance into mudroom with custom built-in California Closet brand bench, hooks and shelving for jackets shoes and bags. Private backyard with 20x30 stamped concrete patio. Hardie plank siding on addition and new roof on entire house in 2020. New double-hung windows throughout original house and entire exterior painted in 2023. Six zone rain bird lawn sprinkler system covers entire lawn. Rheem prestige tankless water heater, gas forced air heat and central air. 12x18 JDM structures storage shed.

**TERMS ON REAL ESTATE:**

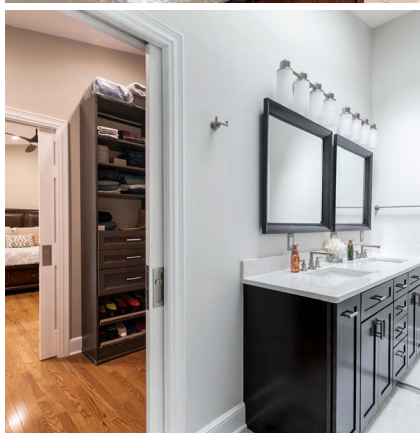
10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

**FURNITURE.**

Aspen Home Bancroft king size bedroom suite w/ entertainment chest, dresser w/ mirror, 2 nightstands, and storage bed – Ashley furniture Galveston chair side end tables, coffee table, sofa table – Flex steel Latitude leather sofa, loveseat, and chair w/ ottoman – twin trundle bed w/ nightstand and dresser – bookshelf – child's desk – oxford full bed/ crib conversion w/ dresser/changing table – leather sleeper sofa – swivel recliner nursery chair – desk – lamps – Nordic track treadmill – dresser w/ mirror – several stands – queen size sleigh bed w/ dresser and nightstands – electric fireplace – Frigidaire refrigerator/freezer

**TERMS ON CHATTELS:**

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



**RYAN KIKO**  
**AUCTIONEER/REALTOR**  
 330.831.8565  
 ryankiko@kikocompany.com



REALTORS  
 AUCTIONEERS  
 ADVISORS

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

