



# ABSOLUTE AUCTION

FRIDAY, OCTOBER 25, 2024, 12:30 PM



REAL ESTATE



5.5 ACRES, 3,100+  
SQ. FT. HOME

Marlington Local  
Schools  
Washington Twp.,  
Stark Co., OH

## LIVE AUCTION WITH ONLINE BIDDING

### AUCTION HIGHLIGHTS

- Beautiful One-Owner Property
- 5.5 Acres
- 3,100+ Sq. Ft. Home
- In-ground Pool
- 4 Bedrooms, 4 Baths
- Marlington Local Schools
- New 30-Year Shingle Roof In 2016
- All Mineral Rights Owned By Seller To Transfer

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KIKO Auctioneers



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



5.52 Acres



## REAL ESTATE

Great opportunity to own a well-maintained home & property. Custom built house completed in 1995, totaling over 3,100 sq. ft. Situated on 5.52 acres with nice concrete driveway leading to an oversized brick & vinyl 3-car garage w/ electric. Property has nice in-ground pool with bath house, vinyl fencing. Brick & vinyl home with an abundance of natural light. Open kitchen w/ dining area, custom oak cabinets, hardwood floors, appliances updated (refrigerator 2022, stove & microwave 2024.) Large front living room, front foyer w/ open staircase. Formal dining room, front parlor/office area, walk-in pantry, full bath, & large first floor laundry room (washer & dryer new in 2023). Home has 4 bedrooms upstairs including large primary bedroom suite w/ large full bath, having shower, jet tub, double vanity. Additional 2 bedrooms have jack-n-jill bath w/ double vanity and 4th bedroom has private full shower/bath. Home also has full basement, 200-amp breaker electric, updated electric furnace (2013) & central air. Property has benefits of public water & septic system. Full wrap around front porch, nice Anderson windows, well-maintained landscaping. Current half year taxes are \$2,325. New 30-year shingle roof in 2016. All mineral rights owned by seller to transfer, subject to leases of record.

## NOTE

You'll like this very clean, well-maintained home with nice location. Better take a look! Contact George Kiko for help w/ financing and for a private showing, 330.418.1095.

## 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.