

ABSOLUTE AUCTION

WEDNESDAY, NOVEMBER 13, 2024, 12:30 PM



REAL ESTATE



LIVE AUCTION WITH ONLINE BIDDING

3.59 ACRES W/
NICE HOME

1.52 Acres Vacant
Land

5140 FLEETWOOD AVE. NW,
CANTON, OH 44718



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



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

REAL ESTATE

Real estate features 5.1 acres land with private pond. Very nice 3,700+ sq. ft. two-story home with recent updates, many completed in 2024 including new blacktop driveway, new HVAC system (second floor), new lifetime architectural roof, new interior painting, all new carpeting, updated lighting & plumbing fixtures. Home has 4 bedrooms upstairs including 2 laundry area hook-ups. 3 full baths, sitting room, balcony overlooking pond. Main level has nice custom kitchen with solid surface countertops, tile floor, dining area, half bath, living room w/ new gas logs (chimney top has been repointed), large rec room with wet bar, fireplace and rear concrete patio. Two-car attached garage plus detached 2+ car garage. Home also has nice in-home office room with outside entrance. Home has public utilities (Stark Co. sewer, Aqua Ohio water, Enbridge gas, AEP electric). Jackson Local Schools.

ADDITIONAL HOME FEATURES (mostly completed 2005-2013):

- Brick & Vinyl Siding
- Central Air, 2 Zones Heating & Cooling
- Front Concrete Courtyard
- Tennis/Pickleball Court
- Private Pond
- Copper Plumbing Throughout
- New Entry Doors
- Full Attic Insulation Package
- New 200-Amp Electric Service
- Double Pane Vinyl Windows

ROOM SIZES:

- Primary Bedroom – 12x17 w/ primary bath (tile shower & granite vanity)
- Bedroom #2: 11x15
- Bedroom #3: 15x17
- Bedroom #4: 11x16 w/ private bath
- Kitchen: 16x18 w/ appliances
- Dinette: 13x16
- Living Room: 18x23 w/ gas fireplace
- Family Room: 19x30 w/ gas fireplace & wet bar
- Office: 14x19

NOTE

Offered as an entirety and in 2 parcels. Selling whichever way brings the most. Divided as follows:

Parcel #1: 3.59 acres w/ home & garages mentioned above. Private pond.

Parcel #2: 1.52 acres vacant land with sewer access on Fulton Dr. Tennis court.

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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

AUCTION BY ORDER OF

Eric & Rhonda Tack, Owners



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REALTORS
AUCTIONEERS
ADVISORS

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