



AUCTION

LEADING THE INDUSTRY SINCE 1945

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MONDAY - MAY 8, 2023 - 1:00 PM

Ranch Home With Three-Car Garage

PERRY TWP. - STARK COUNTY

Live Auction With Online Bidding Available

ALL SELLS TO SETTLE THE ESTATE ON LOCATION:

2519 Bordner Ave. SW, Canton, OH 44706

Directions: From US Rt. 30 go south on Whipple Ave., right onto Navarre Rd., then right onto Bordner Ave. and auction.

Property features a comfortable ranch home built in 1966 having an eat-in oak kitchen with laminate flooring, formal living room with fireplace and bay window, and large addition year-round sunroom with walkout to covered rear porch. Three bedrooms and one bath on main level. Basement having family room area with fireplace and half bath. Gas furnace, central air, and gas water heater. Attached three-car heated garage and concrete driveway with turn around. Public water and sewer. Lot size 100' x 155' totaling .35 acre. Perry Local Schools. Current taxes are \$1,842 per year.

Home will be open for inspections at 12:00 PM auction day.

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: Cynthia L. Perez, Executrix of the Richard Gatrell Estate, Stark County Probate case #244923



Auctioneer/Realtor®
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