

# ABSOLUTE AUCTION

TUESDAY, JANUARY 9, 2024 – 12:00PM



INVESTMENT PROPERTY



## LIVE AUCTION WITH ONLINE BIDDING

Spacious vinyl sided cape cod home built in 1958 w/ 1,673 SF. Main level features galley style kitchen, family room w/ fireplace, dining room, living room, one bedroom & half bath. Second level features 2 bedrooms & full bath. Partially finished lower level w/ rec room, bedroom, office, laundry, gas F/A heat, central A/C & breaker electric. Public water & sewer. One-car garage. Fenced in backyard. Parcel #0212304. Lot is 65 x 114. Convenient location close to restaurants, shopping & highway. Great investment opportunity ready for your cosmetic updating.

### 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

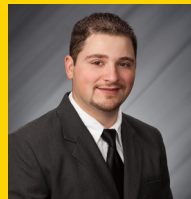
Summit Housing Development Corp.

INVESTMENT OPPORTUNITY  
CAPE COD HOME  
W/ GARAGE  
CUYAHOGA FALLS  
CUYAHOGA FALLS CSD

2378 ANDERSON RD.,  
CUYAHOGA FALLS, OH 44221



ASHLEY RITCHEY  
AUCTIONEER/REALTOR  
330.495.3474  
ashley@kikocompany.com



ERIC BEVINGTON  
AUCTIONEER/REALTOR  
330.417.5471  
eric@kikocompany.com

www.kikoauctions.com | 800.533.5456

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