

KIKO AUCTION

**2-Bedroom Condo With
Full Basement - Lake View
Excellent Location
Villas At Autumn Meadows
55+ Older Community
City Of Canal Fulton - Stark Co.
Northwest LSD
Also Selling Online Only:
Amish-Made Furniture - Household Items**

Absolute auction, all sells to the highest bidders on location: **699 BEVERLY AVE., CANAL FULTON, OH 44614. ONLINE BIDDING AVAILABLE.** Directions: From Canal Fulton at SR-93/Cherry St. E and Locust St. head east on Locust St. for 1.3 miles then left onto Beverly Ave. to auction. Watch for KIKO signs.

**FRIDAY - APRIL 3, 2020 - 12:30 PM
OPEN HOUSE**

MONDAY - MARCH 30, 2020 - 4:30-6:00 PM



REAL ESTATE: Spacious 2-bedroom, 2-bath condo with over 1576 SF. Handicap accessible throughout with 36" doors and lever handles for easy opening. Large living room with 9' ceilings, fireplace, surround sound and French doors leading to vinyl deck overlooking scenic lake. Open kitchen with dining area, oak cabinetry, electric stove, refrigerator and dishwasher. Master suite with extra large walk-in closet, bathroom includes his/hers sinks, jetted tub and walk-in shower. Additional bedroom and full bathroom with tub/shower. Main floor laundry room. Full basement for plenty of storage, roughed-in for third bathroom. Corner villa with new vinyl windows replaced in 2018, and views of lake all around. 2-car attached garage with wheelchair ramp. Gas heat/central A/C. Updated shingles. Great location with quick access to downtown Canal Fulton, Massillon and Canton. Grocery, restaurants and shopping around the corner! Well established 55+ community. Stark Co Tax ID#: 9502392. Half year taxes are \$916 with homestead. Online bidding available auction day.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. There will be a 10% buyer's premium added to the final bid to determine the purchase price. Call to see how to use your current home to buy this property. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct.

HOUSEHOLD ITEMS ONLINE ONLY: Maytag top load washer and electric dryer, Amish-made oak dining room table with 12 chairs, Amish-made oak King bed suite with sleep number mattress, two matching end tables and two dressers, Oak China hutch, Howard Miller Grandfather clock with key, electric Singer sewing machine, rocking chair, aluminum extension ladder, yard tools, stepladder, misc. items not mentioned.

ONLINE CHATTEL TERMS: 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: James and Helen Dorton
APPRENTICE AUCTIONEERS/REALTORS: Kristen Kiko, 330-234-7110, kristen@kikocompany.com and Pete Kiko Jr., 330-749-7898, pkiko@kikocompany.com
AUCTIONEER/REALTOR: Peter Kiko, Sr., 330-705-5996 or peter@kikocompany.com

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