

# AUCTION

Vinyl Bungalow Home ~ 4 BR ~ 1 BA  
Att. Garage ~ Fenced Backyard  
Canton CSD - Stark County



**WEDS. MAY 25, 2022 @ 6PM**



*Sells at Absolute Auction on Location at:*

**1221 POPLAR AVE SW, CANTON, OH 44710**

This fixer upper, vinyl sided, 4 bedroom bungalow home, situated in a convenient location consists of living room with dining area and bow front window, kitchen, 2 first floor bedrooms, first floor bath and two bedrooms up, vinyl replacement windows, full basement with glass block windows, forced air gas furnace and gas hot water heater, mostly fenced back yard, concrete drive and walk, 1 & 1/2 car attached garage, lot 60' X 100' on a quiet cul-de-sac street, having fire and smoke damage mainly to the first floor southeast bedroom. An excellent opportunity to fix and flip with a great floor plan in a convenient location. Come prepared to buy!! Sells to the high bidder at Absolute Auction!! Look it over and buy at your price!! Attention: Home Buyers, Investors, Flippers, Dealers. Home open 2 hours prior to auction.

**Real Estate Terms:** 15% 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: Michael G. Kuhns  
Auctioneers / Realtors: John A. Marino and Joe W. Marino  
Auction Conducted By: Whipple Auction & Realty

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