



1428 Saratoga Ave. SW, Canton, OH 44710

ABSOLUTE AUCTION | THUR., DEC. 7, 2023 @ 4:15 PM

This easy keeper 2 bedroom, 1 bath, vinyl sided home situated in the well established West Manor neighborhood, Perry Twp., Perry Local Schools. Features updates, LPV flooring, enclosed front porch, living room with ceiling fan and sliding glass doors leading to 15' x 20' large redwood deck, kitchen with ceiling fan, modern black appliances including refrigerator, electric cooktop range, and dishwasher, dining room with ceiling fan, stacking washer / dryer hookups laundry closet, 2 first floor bedrooms with ceiling fans, updated bath with walk-in shower, hallway with linen closet, basement with updated hot water tank, Bryant FA gas furnace and central air, water conditioner, 100 amp breaker electric service, vinyl replacement windows and glass block basement windows, detached garage w/openers, concrete drive, 10' x 12' storage barn, nice level 50' X 116' lot, built in 1940, taxes \$657.86 per half year. Call John to see how to purchase this good home at auction.

Call John A. Marino for info at 330-309-7653 or Joe W. Marino at 330-268-8338. Whipple Auction & Realty, Inc. – 330-477-9365.

Terms On Real Estate: 10% down auction day, balance due at closing. Buyer premium of 10% 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.

Auction By Order Of: Cynthia Everetts, owner

Auctioneer /Broker: John A. Marino & Joe W. Marino CAI, MRA

Auction Conducted By: Whipple Auction & Realty



1147 Whipple AveNW
Canton, OH 44708

330-477-SOLD
whippleauction.com