



2350 Kenyon Ave. NW, Massillon, OH 44657

ESTATE AUCTION | WED. MAY 8, 2024 @ 5:30 PM

Fine 3BR Ranch Home ~ Tuslaw Schools ~ Pool ~ Updates

Welcome to your cozy ranch home situated on .69 acres in the desirable Tuslaw School district / Tuscarawas Twp area. This 1,161 sq ft home offers 3 bedrooms and 1 full bath with a shower in the basement and 2 car oversized attached garage with man door. Inside you will find a spacious updated kitchen with eating area, white cabinets, quartz counters, newer stainless appliances, reverse osmosis filtration system and tile floor. Adjacent to the kitchen is a nice size living room having hardwood floors, and plenty of natural light from the large windows. There are 3 bedrooms with adequate closet space and hardwood floors. An updated full bath with double quartz vanity, jacuzzi bath tub, and tile floor provides convenience on one level. The basement is partially finished, laundry area, wood burning stove, cedar storage room, waterproofing system (Ohio State Waterproofing-transferable warranty) glass block windows, 100 amp electric, sump pump, and plenty of storage space. Venture outdoors to your own private retreat, complete with spacious deck and above ground pool with heater, newer liner and pump, and adjoining swim deck- It's the perfect setting for outdoor gatherings or simply enjoying some relaxation. At the rear of the property are two sheds - 10x16 and 14 x 20 (with electric) that offer ample storage space. Home also offers newer stainless roof, well pump & pressure tank 2019, security system, Rheem furnace and air conditioning 2014, hot water heater 2011, vinyl replacement windows, and generator ready with manual switch. Taxes \$1024.89 per half. Tuslaw school district, Stark Co. parcel #7202325 . Solid home in a wonderful location!! You must see all this property has to offer!! Open auction day at 4pm. Come bid, buy, and enjoy your summer staying cool in the pool!

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: Tashia L. Perry, Executor of the Lona J. Mays Estate, Stark Probate Court Case: 247494.

Auctioneers/Realtors: Tiffany Terlecky / Realtor & John Marino / Auctioneer & Realtor.



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