



4685 Echoglenn Ave. NW, North Canton, OH 44720

ABSOLUTE AUCTION | WED. JUNE 5, 2024 @ 5:30PM

3BR – 2BA – 2+ Car Garage – ½+ Acre ~ Jackson Twp. ~ Jackson Schools ~ Stark Co.

Online Bidding Available

“Live Auction Of Remaining Contents Includ. Riding Lawn Mowers & Household Immediately Following Sale Of Real Estate.”

Home / Investment Opportunity!!

Brick split style ranch home situated on .58 acre in an excellent Jackson Twp., Jackson Schools location of North Canton, features 1,191 Sq. Ft. having carpeted living room with picture window, kitchen w/ wooden cabinets, appliances & dinette, finished 3 seasons room, 3 bedrooms with lighted closets & hardwood floors, full bath, enclosed patio overlooks backyard for those relaxing evenings, lower level w/ large paneled family room with wood burner fireplace, full bath w/commode and shower, plus bonus room or possible 4th bedroom, utility room w/laundry area with washer & dryer, FA Carrier electric furnace & central air, 100 amp breaker electric, Kinetico water softener, 2+ car glazed tile garage w/opener and hot & cold water and drain with basement access, well & septic, all on a nice level, treed .58 acre lot with storage shed. Home built in 1965. Jackson Local Schools. taxes \$1,332.02 per half year. Stark Co. parcel #1605663. Much potential here so finish and remodel to your liking. Preview on auction day at 4:00pm. NOTE: Remaining contents will sell live immediately following the sale of the real estate.

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.

Terms on Contents:

Driver's license or state ID required to register for bidder number. Cash, check, debit card, Visa or Mastercard accepted. 15% Buyer's Premium on all sales. 5% waived for cash on auction day. Information is believed to be accurate but not guaranteed.

Auction by Order of: Andrea R. Fedorovich, owner

Auctioneers/Realtors: John A. Marino, Auctioneer / Realtor, 330-309-7653, Joe W. Marino, Auctioneer, Realtor, CAI, AARE, 330-268-8338, William H. Weber, Realtor

Auction Conducted by: Whipple Auction & Realty



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