



405 2nd Ave. SW, Beach City, OH 44608

Don't Miss Your Opportunity on This One!! - Sells to Settle the Estate!

Estate Auction

Quality One-Owner Brick Ranch Home

3 BR – 1.5 BA – 1,456 SqFt – .38 AC.

Sugarcreek Twp – Beach City Vil – Fairless LSD

405 2nd Ave. SW, Beach City, OH 44608

Wednesday – June 18, 2025 – 5:30pm

Live Auction w/Online Bidding Available

Great Home Opportunity!!



1147 Whipple Ave NW
Canton, OH 44708



SCAN THE CODE
TO REGISTER
FOR ONLINE
BIDDING

Wednesday, June 18, 2025 at 5:30pm

Exciting and rare opportunity to own this single owner brick ranch home in the quant village of Beach City. Built in 1968, this well cared for home offers 1,456 SF of living space, with 3 bd/ 1.5 ba, and partially finished basement. The home is centered by a bright eat-in-kitchen full of windows, natural wood cabinets, stove, refrigerator, & dishwasher. The large living room offers hardwood floors & leads to a relaxing breezeway with a natural wood burning stove. Primary bedroom has hard wood floors and an attached half bath. Two additional bedrooms featuring hardwood floors and a good-sized full bathroom are conveniently situated on the first floor, providing ease of living. Full basement with a wash sink, washer/dryer(currently electric- gas is available) and partially finished area offers potential for additional living space . Nicely situated on a quiet street, with concrete driveway, 2 car attached garage with private side entry in Sugarcreek Twp / Fairless Lsd. Additional home features include Anderson Windows, High Efficiency Tempstar FA gas furnace & AC, 100amp electric service, brick/vinyl siding construction, & public utilities. Half year taxes currently on homestead reduction \$1,328.33, Stark County parcel #6900679. Stark County Probate Case #251750. The home will be open for viewing auction day starting at 4:30 pm. Call John Marino 330-309-7653 or Tiffany Terlecky 330-575-3822 with any questions. Don't miss your opportunity to own this beautiful single owner home in a great location!!!!

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: Jane Feller King, Executor of the Bonnie S Feller Estate

Auction Conducted by: Whipple Auction & Realty



Thank you for voting for us!



**Auctioneer/Realtor
John A. Marino
&
Tiffany Terlecky**

