



**1307 22<sup>nd</sup> St. NW, Canton, OH 44709**

**Estate Auction**

**Good 2 Story Home with Garage**

**Stark Co. – NW Canton, OH**

**Wednesday – August 6, 2025 @ 6:00pm**

**LIVE & ONLINE SIMULCAST BIDDING BEGINS AUGUST 3RD.**



1147 Whipple Ave NW  
Canton, OH 44708



SCAN THE CODE  
TO REGISTER  
FOR ONLINE  
BIDDING

# Wed., August 6, 2025 at 6:00pm

Featuring a vinyl sided 2 story home with 3 bedrooms and 1 full bath on the second floor. The first floor has an entryway, living room, dining room, kitchen with small dining area and a mudroom. The home has natural woodwork, wood cabinets and a clawfoot bathtub. There is a full basement with some tile walls, a modern gas furnace, and breaker electric. Outside there is a modern 1 car detached garage and blacktop driveway. This home sits on a lot size of 41 x 172 with property taxes at \$710.35 per half year. This home is in a good neighborhood near Worley Elementary School.



## 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:** Guido R. Margida, Jr., Administrator of the Linda M. Gattuso Estate.  
Stark Co. Probate #252502

**Auction Conducted by:** Whipple Auction & Realty



*Thank you for voting for us!*

**Auctioneer/Realtor  
Rodney Dimmerling**

