



**3467 Briardale Dr. NW, Massillon, OH 44646**

**Estate Auction**

**Raised Ranch Home**

**Perry Twp – Perry LSD – Stark County**

**Wednesday – October 1, 2025 – 5:30 PM**

**Live Auction w/Online Bidding Available**



1147 Whipple Ave NW  
Canton, OH 44708



SCAN THE CODE  
TO REGISTER  
FOR ONLINE  
BIDDING

# Wed., October 1, 2025 at 5:30pm

Quality built raised ranch 3 bedroom, 1 bath home having 1,196 sq ft of living space. Conveniently located in the desirable Perry Twp, Perry LSD. This home offers an updated kitchen with maple cabinets, granite countertops, and newer appliances, attached dining and living room with large window for lots of natural light. There is a sliding door to the back deck overlooking a peaceful wooded back yard. Three bedrooms and an updated full bath finish off the main level. Downstairs you will find two large rooms awaiting your finishing touches, and a laundry room that can also be accessed through the attached two car garage. Additional features include some vinyl replacement windows, F/A gas furnace and air conditioning, 100amp electric service, and public utilities. Property needs some TLC – Make it your own and don't miss your opportunity on this one! Taxes \$988.48 currently on a homestead reduction. Stark County parcel # 4311104. Stark County Probate Case #253187. The home will be open for viewing at 4:30pm auction day. Call John Marino 330-309-7653 or Tiffany Terlecky 330-575-3822 with any questions.



## 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:** David L. Duncan Estate by Gerald Duncan, Administrator. Stark Co. Probate #253187

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



*Thank you for voting for us!*



**Auctioneers/Realtors**  
**John Marino**  
&  
**Tiffany Terlecky**

