



3566 Leonard Ave. SW, Canton, OH 44706

Absolute Auction

3BR - 1,560 SqFt Ranch Home/Investment

Thursday, September 3, 2026 at 5:30pm

Live On-Site Bidding with Online Bidding Available!!

Perry Twp - Perry LSD - Stark County



1147 Whipple Ave NW
Canton, OH 44708



SCAN THE CODE
TO REGISTER
FOR ONLINE
BIDDING

Thurs., September 3, 2026 at 5:30pm

Don't miss an incredible opportunity to purchase this spacious 1998 quality built Perry Township ranch that backs up directly to Petros Lake Park and Walking Trails! This 3-bedroom, 2-full bath home offers approximately 1,560 sq. ft. of living area and features an open floor plan with vaulted ceilings, large vinyl windows providing abundant natural light, spacious great room with gas fireplace, foyer entry with guest closet, and an attached 2-car garage. The vaulted kitchen offers natural wood cabinetry, soft-edge countertops, raised breakfast bar, generous workspace, breakfast nook and additional casual dining area, plus sliding doors leading to the rear wood deck and fenced backyard. The owner's suite features a tray ceiling, walk-in closet plus additional 2nd closet, and private bath with large vanity, tub/shower, and linen closet. Two generous size additional bedrooms, second full bath, first-floor laundry, and large hallway walk-in storage closet complete the main level. Additional improvements include a gas furnace (2019), central air, new hot water tank (2026), 200-amp electric, and a full unfinished concrete block basement with tall ceilings, vented glass block windows, offer an outstanding future finishing potential. Situated on a ½-acre lot in a desirable Perry Township neighborhood with public utilities and direct proximity to Petros Park, this well-designed ranch offers spacious living areas and excellent potential. With just a few cosmetic updates, this property presents an outstanding opportunity to personalize the home and build instant equity. Preview begins at 4:30 PM auction day. Property sells to the highest bidder. Look this one over and buy at your price!

Also Selling: 2000 GMC Savana Van & 18' Dual Axle Trailer.



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

A 15% 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 sells AS-IS and sales are final. Cash or card only.

Auction by Order of: Darlene A. Gottler by Denise A. Ferrell, Attorney-In-Fact

Auction Conducted by: Whipple Auction & Realty



Jennifer Burton &
John Marino
Auctioneers/Realtors

