

# ABSOLUTE AUCTION

TUESDAY, APRIL 23, 2024, 5:30 PM



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

### AUCTION #1

- Private Pool
- Cabana
- Patio Area
- City Utilities
- Built 1997

### AUCTION #2

- Public Utilities

Both Properties In Canfield Twp. & School District

### AUCTION #1

Unique multi-level, vinyl sided home built in 1997 with 1,966 sq. ft. open floor plan with fully applianced kitchen with bar, pantry, and dining area. Living room with vaulted ceiling, arch windows, gas fireplace with access to rear multi-level composite deck. Main-level bedroom, laundry, two full baths, and utility room with FA gas heat, central air, breaker electric. Second-level bedroom plus open loft/entertainment room with pool table, wet bar, and skylights. Loads of character throughout. Private fenced-in backyard with inground swimming pool, covered cabana, multi-level rear patio. City utilities. Blacktop drive with 2 access points. Large lot

### AUCTION #1 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.



Scan for auction details, including directions.

Absolute Auction.  
All sells to the highest bidders on location.

Auction #1: Beautiful Multi-Level Home

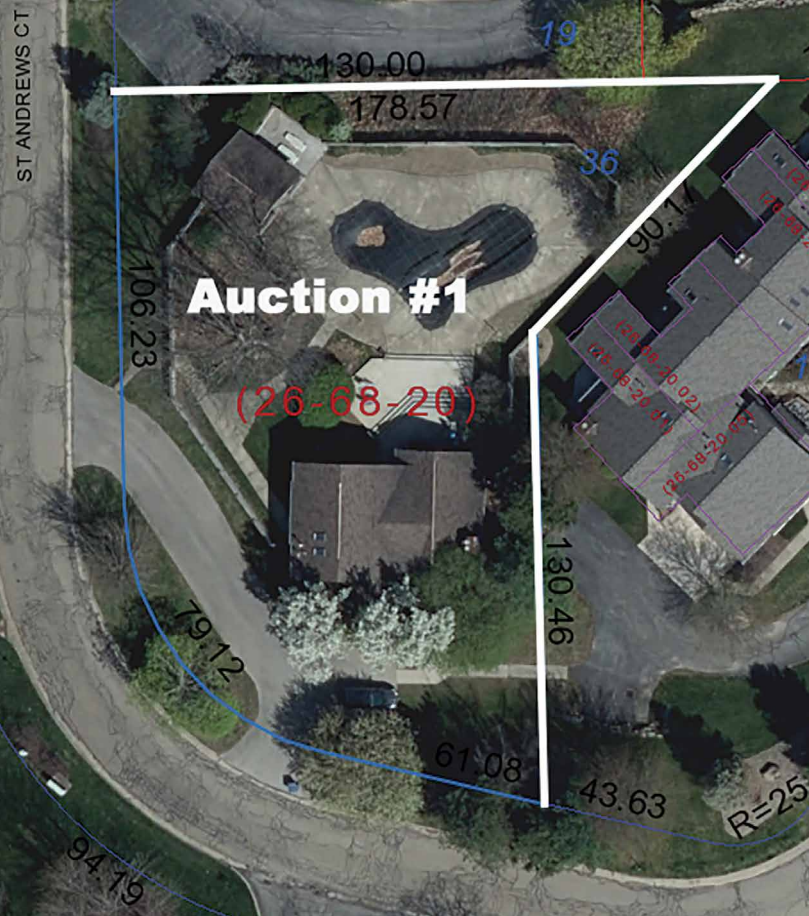
Auction #2: Two Adjoining Building Lots

4057 ST. ANDREWS CT.,  
CANFIELD, OH 44406

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**AUCTION #2**

Sold from Auction #1 location. Two wooded vacant lots with utilities on Tippecanoe Rd. Joins Tippy Woods Association. Buyers can join the association for \$45 month and have access to swimming pool, club house and exercise facility.

LOT #1: LOT #26-045-0-104.00-0  
 LOT #2: LOT #26-045-0-103.00-0

**AUCTION #2 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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.



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