



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY – APRIL 8, 2021 – 12:30 PM**  
**OPEN HOUSE 11:00 AM**

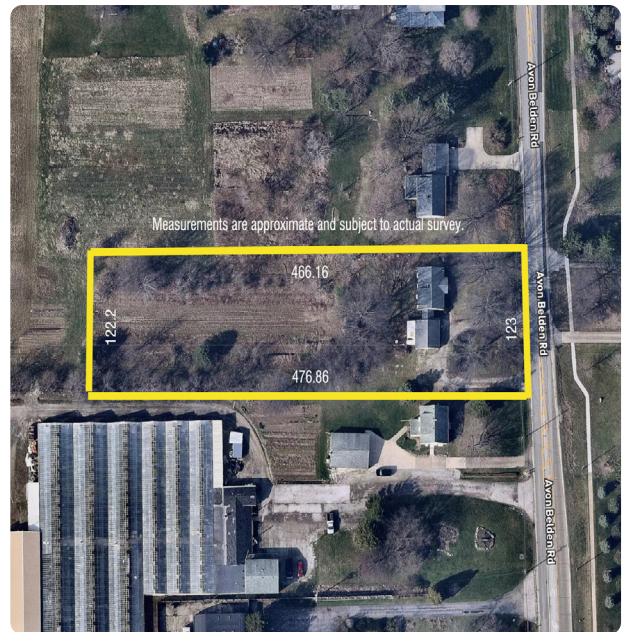
## **Bungalow Home – 4 Bedrooms** **2-Car Garage – 1.3 Acres**

Online and On-site Bidding Available

ALL SELLS TO SETTLE THE ESTATE. LOCATION:

### **3290 Center Rd., Avon, OH 44011**

Directions: From Detroit Rd. and Center Rd. go south on Center Rd. to auction site.



**REAL ESTATE:** Located in the city of Avon. One-owner bungalow home built in 1953. 4 bedrooms w/ 1,456 sq ft of living space. Some replacement windows, 2-car attached garage by way of breezeway, large 1.33-acre lot, and public water service. Avon local schools. Home is in need of updating.

**NOTE:** Online bidding for real estate starts April 3, 2021 at 10:00 AM. Property will be sold on-site and online April 8, 2021 at 12:30 PM. Open house for inspections at 11:00 AM sale day. Additional open house Monday, April 5, 2021 from 4:00-6:00 PM.

**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:** Karen Swift and Sue Feke, Executor for the estate of Allan Baldauf, case # 2021 ES 00072



Auctioneer/Realtor®

**BOB YOUNG**

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Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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