

# ABSOLUTE AUCTION

WEDNESDAY, APRIL 10, 2024, 5:00 PM



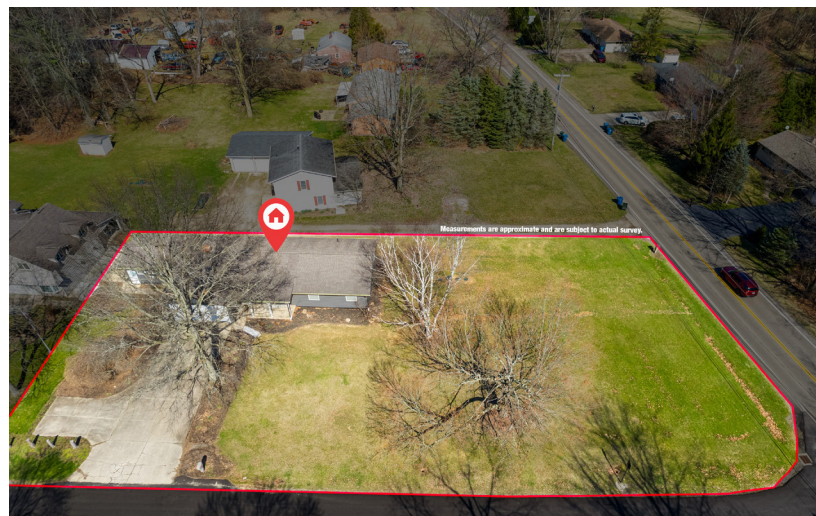
REAL ESTATE



## NICE UPDATED RANCH HOME

3 Bed, 2 Bath,  
2-Car Garage

2895 BYRON DR.  
NORTH CANTON, OH 44720



LIVE AUCTION WITH ONLINE BIDDING



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**Real Estate:** Exciting opportunity, presenting this nicely updated ranch home conveniently located in the City of Green, Green LSD. This home has been fully updated, having much to offer. A spacious ranch, featuring 3 bedrooms and 2 full baths on the main level with 1,772 sq. ft. of living space. Open concept kitchen and living room, as well as a large bonus room/entertainment space, complete with main level laundry room and outside access. Good sized 2-car garage with gas heater and concrete drive for plenty of additional parking. Full, clean basement with plenty of room for storage or additional living space, also having separate outside access. Home has well and septic and features 150-amp breaker electric. Many major updates have been done, including windows, central air, new septic system in 2023, FA gas furnace approx. 2017, well pump 2019, pressure tank 2022, water softener 2020, and more. This home has been gone over top to bottom and was done right. Don't miss this exciting opportunity to purchase a good home at absolute auction. Call Gabe for private showings.

Home will be open for viewing on Wednesday, April 3, 2024, 5:00-6:00 PM and the day of the auction beginning at 3:30 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.



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 AUCTIONEERS  
 ADVISORS**

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