



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY – MAY 4, 2023 – 12:00 PM**

## Quality Built One-Owner Brick Ranch Home

**“IRISH OAKS” – GREAT LOCATION – QUIET NEIGHBORHOOD**

3 Beds – 2 Full Baths – Clean And Well Maintained - Attached 2-Car Garage – Corner Lot  
Jackson Twp – Jackson Schools - On-Site Auction With Online Bidding Available

Absolute auction, all sells to the highest bidder on location:

**5095 Shamrock Ave. NW, North Canton, OH 44720**

Directions: From Portage, take Frank Rd. south to Echoglenn and turn right. Turn left on Shamrock and home will be on right side at corner of Shamrock and Limerick.



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

**800-533-5456 | kikoauctions.com**



PREVIEW: MONDAY – MAY 1, 2023 – 4:30-6:00 PM

**OPEN AUCTION DAY AT 10:30 AM**  
Also Selling Contents Online Only

Opportunity Presents: Quality brick ranch home that has been well maintained and cared for by the same owner since it was built in 1976. Main level offers 1,876 SF of living space with 3 bedrooms, full bath, formal living room with fireplace, family room, kitchen, and dining room. An additional 1,500 SF finished basement with full bathroom, giving plenty of extra space to entertain, as well as storage areas and laundry. Stately front porch provides great curb appeal, as well as an additional covered porch on back. Two-car attached garage. All situated on a .30-acre corner lot in the “Irish Oaks” allotment. Great location in a quiet neighborhood, conveniently close to major highways and shopping centers. Updates include FA gas furnace and central air in 2016, water heater in the last 10 years, roof recently coated/ treated, and updated 200-amp electric service. Public water and sewer. Ready to move-in or spruce up/ update to your liking. Taxes are \$1,802.47 per half year. Stark Co. parcel 1610214.

**AUCTIONEER’S NOTE:** Don’t miss out on this exciting opportunity to own a great one-owner home in North Canton, Jackson Schools. Call Gabe Cozy at 330-316-8229 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.



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