



AUCTION

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LEADING THE INDUSTRY SINCE 1945

TUESDAY - MAY 16, 2023 - 1:00 PM

Rochester Estate Auction
Historic Tudor Home
5,300 Sq. Ft. Living Area
CANTON, OHIO
RIDGEWOOD HISTORIC AREA
Online Bidding Available

Real Estate sells to settle the estate on location:

125 - 21st St. NW, Canton, OH 44709

Directions: From US Rt. 62 go south on Market Ave., then right onto 21st St. NW to home. Watch for KIKO signs.



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

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ONLINE BIDDING STARTS: FRIDAY - MAY 12, 2023 - 1:00PM

Property features brick and stucco Tudor home built in 1927 having 5,319 Sq. Ft. living area. Constructed by Charles Firestone in 1927 and listed on register of historic places. The Geissen House is perhaps one of the most well-known homes in Ridgewood. Having 6 bedrooms, 3 full baths and 2 half baths. Timeless classic details, custom kitchen with old style recessed cabinet doors and soapstone counters. Majestic Tudor style open large rooms with high ceilings, leaded glass windows, and four fireplaces. Incredible open foyer entrance and two staircases to second level. Finished third floor with bedroom. Finished basement having fireplace, bar tavern room and billiard table. Palladium and transom windows (complete with energy saving magnetic storms). Attached two-car garage. Slate roof and turret bay window section creating loads of character. Home is situated on an elevated, picturesque large corner lot in historic Ridgewood area of brick roads. Lot size is .58 acre. Ridgewood Historic District has an HOA, \$120 per year. Current taxes \$9,401 per year. Home has some previous water damage in the dining room due to a bathroom plumbing leak. Open for inspections one hour prior to auction, feel free to bring your contractor. Stark County parcel #00217548. Check it out, great opportunity!

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: Patricia A. Fonda, administrator of the Mark L. Rochester Estate, Stark County probate case #243366.



Auctioneer/Realtor®
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