

# AUCTION

TUESDAY, JANUARY 23, 2024 – 1:00 PM



REAL ESTATE



## SPRAWLING BRICK RANCH HOME

4 Bedrooms  
3 Full Baths

3687 COUNTRY CLUB DR.,  
SILVER LAKE, OH 44224

### LIVE AUCTION WITH ONLINE BIDDING

#### AUCTION HIGHLIGHTS

- On .53 Acre In Silver Lake
- Approx. 2,638 SF of Living Space
- Applianced Kitchen
- Formal Dining Room and Living Room
- Family Room with Brick Fireplace and Wet Bar
- Owner's Suite w/ Full Bath & Separate Powder Room
- 3 Additional Bedrooms
- 2 Additional Full Baths
- Cuyahoga Falls Schools

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Information is believed to be accurate but not guaranteed.  
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MLS



Scan for auction details, including directions.

All sells to settle the estate on location.



Real estate features a well-built brick ranch home situated on .53 acre in Silver Lake. Built in 1977, this home has approx. 2,638 SF of living space. Main floor has applianced kitchen, formal dining room and living room with bamboo wood floors, family room with brick fireplace and wet bar, owner's suite with full bath and separate powder room, 3 additional bedrooms, 2 additional full baths and main floor laundry. Basement with nice clearance 13-course brick, insulated, gas FA furnace, central A/C, public water & sewer. Attached 2-car garage, concrete driveway, and rear fenced yard. Cuyahoga Falls Schools. Home needs work and sprucing up. Open for viewing auction day only beginning at 12:00 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**

Emily Burnett, Administrator of the Leila D. Boville Estate, Summit County Probate case #2023ES00575.



**MATTHEW P. KIKO**  
**AUCTIONEER/REALTOR**  
 330.327.9617  
 mattkiko@kikocompany.com



**REALTORS  
 AUCTIONEERS  
 ADVISORS**

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