



# AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor  
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[www.kikoauctions.com](http://www.kikoauctions.com)



**WEDNESDAY - AUGUST 19, 2015 - 6:00PM**

*Spacious 3 Bedroom Home  
Ready for Updates  
Seven Hills Twp. - Parma CSD*

Absolute Auction. All sells to the highest bidder on location:

**838 E DARTMOOR AVE SEVEN HILLS, OH 44131**

Directions: From I-77 take Rockside Rd. West, then south on Crossview Rd. to right on Glen Dr., then right on E Dartmoor Ave. to the property. Watch for Kiko Signs.



**LEADING THE AUCTION INDUSTRY SINCE 1945**



Quality one owner home. Main level features Kitchen w/ eat in area, Dining Room and Living Room w/tons of natural light. Second floor has 3 bedrooms and full bath. Lower Level boasts spacious family room and half bath that walks out to backyard patio and fenced in garden/dog area. Divided Basement w/laundry, kitchenette, F/A gas heat, C/A & breaker electric. 2-car garage. Hardwood floors throughout most of the home. Updated roof & sprinkler system. All conveniently located to highway, shopping & restaurants. Great Starter Home or Investment Opportunity ready for your priming and sprucing! Parcel #551-07-132. Home open 2 hours prior to auction.

**TERMS ON REAL ESTATE:** 15% 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.

Visit [www.kikoauctions.com](http://www.kikoauctions.com) for full details.

**AUCTION BY ORDER OF:** Renee Zelesnik Trustee of the Vincent Ottobre Living Trust dated 7/22/04  
**AUCITONEER/REALTOR:** Brooks Ames- 330-703-2732, [brooks@kikocompany.com](mailto:brooks@kikocompany.com)  
**REALTOR:** Ashley Ritchey, 330-495-3474, [adelgratta@kikocompany.com](mailto:adelgratta@kikocompany.com)

