



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Thursday – December 14, 2017 – 5:00 PM**

## Updated Three-Bedroom Bungalow Home

With Two-Car Detached Garage – Portage Co. – Kent City – Kent C.S.D.

**ABSOLUTE AUCTION**, owner downsizing after 30 years, all sells to highest bidder(s) on

location: **221 Bowman Dr., Kent, OH 44240**

**Directions:** Take SR 43 (Water St.) north of I-76 or south of downtown Kent to Bowman Dr. and east to auction.

Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real estate offers an updated three-bedroom vinyl-sided home with concrete driveway – front entrance with foyer and coat closet – living room with wood-burning fireplace – two bedrooms with double closets – full bath on main level – applianced kitchen with granite counter tops – dining area with access to rear deck – finished upper-level third bedroom with skylights, walk-in closet and loads of side wall storage – full partially-finished walk-out basement with glass block windows – breaker electric – laundry room with half bath – updated Lennox gas FA furnace with central air – replacement windows throughout – gas hot water heater – water softener – two-car detached garage with opener and overhead storage – property is ready for some primping and sprucing up around the landscape – public utilities – home open for inspection auction day at 3:00 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, which goes to the seller. 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.

**Auctioneer/Realtor:** Douglas L. Milano, 330-205-2196



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