



Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

FRIDAY – DECEMBER 7, 2018 – 1:00 PM

Fantastic Opportunity!

Custom Built 1-Owner Property – Prairie Design Architecture
5,500 SF – All Brick – 20'x40' In-Ground Pool
Total Of 6-Car Garages – Quality Construction – Beautiful Private Setting
Nimishillen Twp. – Stark Co., OH – Louisville Schools
Also Selling: Ventrac 31 HP Mower – 2012 VW Auto

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

5449 MEESE RD. NE, LOUISVILLE, OH 44641

Directions: From SR 44 in Louisville take SR 153 east to Meese Rd. then north to address. Watch for KIKO signs



Auctioneer/Realtor®
GEORGE P. KIKO
330-418-1095
george@kikocompany.com

Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com



330.455.9357 • kikoauctions.com



This one-of-a-kind property offers 9 rolling acres of land in a secluded setting, minutes from town, professionally landscaped including native Ohio prairie grass meadow. The home was custom designed by Motter & Meadows Architects firm and built by Collier Construction in 2001. Designed in classic prairie style w/ quality construction inside & out. The combination of brick and briar hill sandstone with the custom red trimmed Kolbe & Kolbe windows make this home unique. Enter the home through solid mahogany doors to the beautiful foyer entry w/ powder room featuring a glass vessel sink and granite countertop. The formal living/dining room combination features a floor-to-ceiling granite fireplace and built-in corner china cabinets and buffet crafted from Tiger maple. The kitchen features Mullet maple cabinets w/ Corian counters and semi-circular center island. KitchenAid Architect series appliances that are featured are: dbl. oven, dishwasher, and warming drawer. A sub-zero fridge, microwave, and gas cooktop complete the appliances. The kitchen showcases a gorgeous view of the back of the property and opens to a small hardwood deck. The family room features ample storage with built-in bookcases and also overlooks the scenic backyard. Office/studio room has loads of natural light and stunning views. Large laundry w/ five cubbies, half bath, LG washer & gas dryer, and pet wash station. Oversized attached 3-car garage w/ gas radiant heat & hot water. Ideal master suite w/ large custom Mullet walk-in closet, master bath features limestone flooring and shower, jacuzzi tub, and dual sink w/ makeup vanity. Cozy sitting room w/ gas fireplace & private sleeping quarters. The upstairs features 3 additional bedrooms and 2 additional full baths. All bedrooms have plenty of closet space. Additional storage is available in the closets located in the upstairs hall. The dovetailed banister from the main floor to the upstairs is a stunning feature of this home. Full walkout basement w/ large rec room plus wet bar w/ dishwasher & ice maker. Full shower bath, possible fifth bedroom, and full exercise room w/ rubber floor. Large second laundry & storage areas. Walkout to custom Family Fun 20'x40' in-ground pool w/ auto cover, beautiful landscaping, patios, etc.

Home is very well constructed. 14-course basement walls w/ 10" block and second walkup access directly to garage. Lennox gas zoned heat & CA. Home has 6" walls, 5/8" drywall, custom maple trim, and solid maple doors throughout. Tile & hardwood floors. Long blacktop drive with turnaround. This is a perfect home for family time & entertaining.

Very nice 28'x56' custom detached garage designed to match home. Finished interior w/ heat, high ceilings, 3 overhead doors, built in 2005.

NOTE: This home offers quality, convenience, and plenty of privacy. Home shown by appointment only and will be open auction day at 11:00 AM. Call George Kiko, 330-418-1095, to schedule your appointment today.

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.

MOWER – AUTO: (Sold immediately after real estate). 1-owner Ventrac 31 HP hydrostatic AWD w/ 60" deck, 820 hrs., bucket & snow blower attachment – 2012 VW GLI w/ 54K miles, leather, clean.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF: Marie Davis, Trustee

