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AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – OCTOBER 14, 2020 – 3:00 PM
REAL ESTATE SELLS AT 5:00 PM

3-Bedroom Home – 2-Car Garage – Contents

ONLINE BIDDING AVAILABLE ON THE REAL ESTATE

Also Selling: Furniture – Household items – Tools – Glassware – Collectibles –
Electronics

ABSOLUTE AUCTION, all sells to the highest bidders. LOCATION:

1394 BRYDEN DR., AKRON, OH 44313

Directions: Take N. Hawkins to Bryden Dr. or Garman Rd. to Bryden. Centrally located to schools and parks in Wellhaven area of west Akron. Watch for KIKO signs.



REAL ESTATE: Located on a quiet street in west Akron. This 2-story home features 3 bedrooms, 1.5 bathrooms, over 1,400 SF of living space, updated kitchen and bathrooms, enclosed 4-seasons room/patio, living room with fireplace, family room, and a dining room. New roof in July 2020, replacement entry doors, and vinyl replacement windows. Update vinyl siding and nicely landscaped yard. Newer oversized 2-car detached garage with concrete floor (cost \$60K recently). Driveway, sidewalks, and concrete patio have all been upgraded. Close to schools and city parks. Perfect opportunity for a first-time home buyer.

This home is very nice.

Pre-bidding on the real estate begins October 7, 2020.

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

800-533-5456 | kikoauctions.com





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.

CONTENTS: Furniture – Household items – Tools – Glassware – Collectibles – Electronics – Seasonal items – Kitchen items – '70s records – Costume jewelry – Yard tools – Sports cards – Crystal.

NOTE: Owner was an online shopper/Home Shopping Network buyer; this home is packed with newer merchandise (some still in boxes). **Open house for inspections at 12:00 PM auction day.** Visit www.kikoauctions.com for pictures.

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 when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: David Pascu, Trustee



Auctioneer/Realtor®

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