

# ABSOLUTE AUCTION

TUESDAY, DECEMBER 17, 2024, 12:00 PM  
OPEN HOUSE AUCTION DAY AT 10:00 AM



REAL ESTATE



**LIVE AUCTION WITH  
ONLINE BIDDING**

**3-BEDROOM  
RAISED RANCH ON  
3/4-ACRE LOT**

Also Selling Online Only:  
Beer Signs, Bar Items,  
Antiques, Collectibles

3143 ETHAN ALLEN RD.,  
COVENTRY TWP., OH 44203



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Information is believed to be  
accurate but not guaranteed.  
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details, including  
directions.

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

## REAL ESTATE

Raised ranch style home built in 1962, offering 3 bedrooms and 2 full baths. 1,274 sq. ft. living space on main level, with updated kitchen, open and spacious living room and dining room, 3 bedrooms and 1 full bath. Divided basement offers additional 286 sq. ft. rec. room with bar and pool table, great for entertaining, as well as storage/workshop area and additional full bath. Nice set back, long driveway, with side entry 2-car attached garage. Situated on 0.7736-acre lot with nice trees. Backyard having a patio and two garden sheds. FA furnace, central air, breaker electric, well and septic, water softener. Exciting real estate opportunity for homeowners and investors alike. Home offers great potential. Summit County parcel #1907036. Call auctioneer with any questions and to schedule a private showing. Home will be open day of auction beginning at 10:00 AM. Note: Also Selling Contents Online Only Dec. 13 through Dec. 18.

## 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.

## ALSO SELLING ONLING ONLY:

Starts: Friday, December 13, 2024, 12:00 PM  
Ends: Wednesday, December 18, 2024, 12:00 PM  
Preview: Tuesday, December 17, 2024, 10:00 AM-12:00 PM  
Pickup: Friday, December 20, 2024, 10:00 AM-1:00 PM

## CHATTEL

Vintage Beer Signs; Bar Items; Kegeerator; Vintage Audio Equipment; Whirlpool Washer & Dryer; Lighters; Taxidermy; Trains; Bose Radios; Antiques and Collectibles; Magazines; Bedroom Set; Dining Room Set; Sofa; Howard Miller Grandmother Clock; Wood Furniture; Craftsman Toolbox; Tools; Household; Furniture.

## ONLINE TERMS

Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,500 or greater. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used. For 3rd party shipping, email your Proxibid invoice to [store3008@theupsstore.com](mailto:store3008@theupsstore.com) or call 330-896-4920 ext. 9. UPS will charge buyers a \$15 pickup fee in addition to shipping costs.



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