

# STRONGSVILLE CAPE COD HOME AUCTION

**THURSDAY, DECEMBER 1<sup>ST</sup> • 5PM**



**GREAT LOCATION! • 3 BEDROOMS • STRONGSVILLE CSD**

- **OPEN HOUSE: Sunday, November 27<sup>th</sup> • 1PM-3PM**
- **AUCTION LOCATION: 13884 Blackcherry Circle, Strongsville, OH 44136**
- **FOR PRIVATE SHOWING CALL:**  
**Luca Foore - 216.526.1076 • Devon Heacock - 740.341.6553**



**HOME EQUITY  
REALTY GROUP** 





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**Real Estate:** This single-family home built in 1988 has 3591 sq. ft. Plenty of Space! Through the front door you're welcomed into a two-story foyer. Entertain in your formal living and dining room. A large eat-in kitchen with island is ready for your culinary masterpieces. Relax in the stepdown family room with a cozy fireplace. The master bedroom with en-suite is located on the main level. Mudroom / laundry room off the garage round out the main level. Make your way up the open staircase to the second floor. On the second floor you will find two more spacious bedrooms and a large bathroom. A bonus area upstairs is ready for your personal touch (playroom, theatre room). Bring your ideas down to the large, full basement with a tall ceiling height. A natural gas F/A furnace, central AC, city water & sewer describe the mechanicals. Enjoy get-togethers outside on the beautiful, two-tiered deck. The back yard has a privacy fence. The property is located on a quiet, cul-de-sac. Come take a look at this charming Cape Cod!



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**Open House:** The home will be open for inspection on Sunday, November 27th from 1PM-3PM. Private showings are available through Luca Foore 216-526-1076 or Devon Heacock 740-341-6553.



**Taxes/Legal:** Cuyahoga County parcel number 398-10-107 located in Strongsville City School District. Current annual taxes are \$4,951.46 and will be prorated to the day of closing.



**Terms:** A 10% non-refundable down payment is due the day of the auction with the remaining due at closing within 45 days. A 10% buyers' premium will be added to the final bid to determine the contract price. All desired inspections need to be made prior to the auction. Full list of details and pictures are available at [www.RES.bid](http://www.RES.bid)

Auction by order of the Estate of Thomas J. Carlin, Jr  
Probate Number 2022 EST 271362

Scan QR code to visit the auction webpage!

Devon Heacock, Auctioneer - 740-341-6553 • Raluca Foore, Listing Agent - 216-526-1076



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**WWW.RES.BID | 833.765.3737**