



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Saturday – October 28, 2023 – 11:00 AM

Rare Opportunity

Beautiful Estate On 39 Acres

4-5 Bedrooms – 4.5 Baths – Built In 1998 – 4,863 SF

42' x 48' Pole Building W/ 12' Lean To

All Wooded Secluded Setting

GEAUGA COUNTY – AUBURN TWP. – KENSTON LOCAL SCHOOLS

Live Auction With Online Bidding Available

All sells to settle the estate on location:

15885 Messenger Rd., Chagrin Falls, OH 44023

Directions: Take Rt. 44 north of SR 422 to Messenger Rd. then west to auction.



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

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Home Features: What an opportunity to purchase this amazing property situated on 39.02 acres. Fall in love with this wooded hideaway setting. Nestled nearly 1,000 feet off the road, this property offers private, secluded living with loads of nature and wildlife. The home was built in 1998 and has 4,863+ SF. Main level having master bedroom with gas fireplace, walk-in closet, dbl. granite sinks, garden tub, steam shower and sliding doors to the rear patio. Living room with sliding doors to rear patio and cathedral ceilings. Sunken family room with gas/wood fireplace, cathedral ceilings and exposed wood beams. Half bath, open kitchen with granite counters, island bar with prep sink, KitchenAid stainless steel commercial appliances, pantry and dining area overlooking the backyard. Large laundry room and mudroom side entrance with full shower bath.



The grand foyer entrance takes you upstairs to master bedroom #2 with walk-in closet, built-ins, and private full bath. Bedroom #3 has walk-in closets and private full bath. Down the hall you will find the custom built "Rustic" kids lodge that has two additional bedrooms, trap door access loft and study area. Third level craft or storage room that has a 2019 gas furnace (for second level). Full unfinished basement with two additional modern gas furnaces with air conditioning and on demand hot water system. The whole basement is framed in for additional bedrooms, storage rooms, workout rooms, rec room with large stone fireplace, half bath, plumbed for central vac system and security system. Home has an attached three-car garage and large rear patio. 2017 built pole building with cement, electric and plumbed for water and gas. Main building is 42' x 48' with a 12' lean to, (2) 12'6" overhead doors, (2) 8' overhead doors and loft storage. Total real estate half taxes are \$4,852.46. Great property that is ready for a new owner, take advantage! Call Jeff Kiko with any questions on how to buy or for a private showing. **Home will also be open on October 27th from 12:00 to 2:00 PM for any desired inspections.**

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.

Auction By Order Of: Jeremy Jones and James R. O'Leary, Administrator for the Molly Ann Jones Estate, Geauga County Probate case #22 PE 000389



Auctioneer/Realtor®
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