

# 2513 Gibbs Ave NE , Canton, OH 44714

 Listing



**Residential**    MLS: **4121521**    **Sold**  
**2513 Gibbs Ave NE, Canton, OH 44714**  
 Area: **STA02-Canton NE**  
 Twp: **Canton City**  
 School Dist: **Canton CSD**  
 Subdiv: **Canton**  
 Parcel ID: **00241770**  
 Subtype: **Single Family**  
 County: **Stark**  
 Map:  
 List Price: **\$139,900**  
 Sold Price: **\$139,900**  
 List Date: **08/03/19**  
 List Date Rec: **08/03/19**  
 Pending Date: **08/29/19**  
 Off Mkt Date: **08/29/19**  
 Closing Date: **09/12/19**  
 Contingent Dt:  
 Exp. Date:  
 DOM/CDOM: **23/23**  
 Directions: **Market Ave to east on 25th and north on Gibbs**  
 \$/SqFt: **\$103.32**

# Bedrooms: **3**    Bath Levels    Full    Half  
 # Baths: **2 (2 0)**    Upper: **0**  
 # Rooms: **9**    Main: **1 0**  
 # Fireplaces: **2**    Lower: **1 0**  
 # Stories: **1**  
 Style: **Ranch**  
 Basement: **Yes / Finished, Partial, Walk-Out**

Annual Taxes: **2091**  
 Homestead: **No**  
 Assessments: **No**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Great Room	25 x 18	First		Yes	Laminate
Family Room	15 x 13	Lower		Yes	
Kitchen	10 x 10	First			Laminate
Dining Room	17 x 10	First			Laminate
Master Bedroom	15 x 13	First		No	Carpet
Bedroom	12 x 10	First			Carpet
Bedroom	10 x 10	First			Carpet
Bathroom		First			
Bathroom		Lower			
Laundry Room	10 x 10	First			Ceramic
Recreation Room	25 x 18	Lower			Linoleum

SqFt Approximate **FINISHED / Source:**  
 Above Gr: **1354/Auditors Website**  
 Below Gr: **1000/Owner**  
 TOTAL: **2354**

Lot Size (acres): **0.2410**  
 Lot Front/Depth:    Irr:

Heating Type/Fuel: **Forced Air / Gas**  
 Cooling Type: **Window Unit(s)**  
 Garage # Cars: **1 Attached**  
 Driveway: **Paved**  
 Dwelling Type:  
 Fence: **Full, Privacy, Wood**  
 Water/Sewer: **Public Water, Public Sewer**  
 Nat Resource Rights:  
 Exterior Features: **Aboveground Pool, Deck, Porch, Storage Shed/Out Bid**  
 Lot Description:  
 View Description:  
 Appliances/Equip: **Countertop Range, Dishwasher, Oven, Range, Refrigerator**  
 Community Amenities: **Pool**

House Faces:  
 Exterior: **Brick, Vinyl**  
 Roof: **Asphalt/Fiberglass**  
 Year Built: **1950**  
 Year Built Detail: **Actual YBT**  
 Disability Feat:  
 Elevator:  
 Warranty: **No**  
 Fixer Upper:  
 Public Trans:  
 Avail for Auction: **No**  
 Auction Date:

Remarks: **Where to even begin with this beautifully remodeled ranch in Colonial Heights! From the first steps in the front door you're welcomed with a complete open concept main level. The living area gleams with natural light and a warm fireplace that has been completed resurfaced. The natural flow takes you into the formal dining space and cocktail area. The updated lighting and driftwood luxury floors are the perfect touch to complete this space. The kitchen is truly a sight to see! We're talking a center island with self healing butcher top, updated cabinets and fixtures throughout, high end appliances, recessed lighting, and countless other custom features. The first floor also comes included with built in audio and media shelves. All 3 bedrooms boast ample square footage and closet space. The bathroom has also been updated with newer fixtures, tub, and flooring. First floor laundry room is a huge plus. The walk-out, partially finished basement, could be a whole additional suite to this already feature rich house! Large living area and possible 4th bedroom make it the perfect space for hosting. All of this and we haven't even touched the outdoor oasis included with this home! The backyard is an entertainment paradise! The large deck with seating and grill space is merely an accessory to the beautiful above ground pool that it surrounds. Not to mention a huge yard for any outdoor activities. This is a home you need to see to believe. Schedule your showing now!**

**Office Information**    [C75759/Keller Williams Legacy Group Realty](http://HomesWithDanny.com)    (330) 433-6005    F:(330) 433-6010    <http://HomesWithDanny.com>  
 List Agent:    [C2015005162/Danny Thomas](mailto:HomesWithDanny@gmail.com)    (330) 323-0681    F:(330) 433-6010    [HomesWithDanny@gmail.com](mailto:HomesWithDanny@gmail.com)  
 Co-Lister:  
 Showing Instruct: **Use Showing Time Link**    **800-746-9464**    List Type: **Exclusive Right**  
 Showing Info: **use showingtime link**    Internet Listing: **Yes**    Limited Service: **No**  
 Buy Broker Comp: **2.5**    Occupied:    Ownership: **Resident**    Show Addr to Client: **Yes**    Possession: **Negotiable**  
 Other Comp: **None**    Comp Explain: **less if sold by listing agent**    Online Bidding: **No**    Short Sale: **No**  
 Available Finance: **Cash, Conventional, FHA, VA**    Lockbox Serial #: **No**  
 Broker Remarks: **Furnace 08. Roof is approx 17 y/o with a 30 year shingle. HWT and electric box are newer. Dirt area in backyard is getting grass planted the week of Aug. 12th.**    Owner Name:

**Comparable Information**    [C64649/Hayes Realty](#)    Orig List Price: **\$139,900**    Financed: **Conventional**  
 Sell Agent: [C399215/Linda S. Wilds](#)    List Price: **\$139,900**    Sale Date: **09/12/19**  
 Co-Seller:  
 Selling Comments:    Sold Price: **\$139,900**    Closed By: **Sale**  
 Seller Giveback:

# 1200 Colonial Blvd NE , Canton, OH 44714

 Listing



**Residential**    MLS: **4113399 Sold**  
**1200 Colonial Blvd NE, Canton, OH 44714**  
 Area: **STA02-Canton NE**  
 Twp: **Canton City**  
 School Dist: **Canton CSD**  
 Subdiv:   
 Parcel ID: **00212271**  
 Subtype: **Single Family**  
 County: **Stark**  
 Map: **CAN21D2**  
 Pending Date: **09/10/19**  
 Off Mkt Date: **09/10/19**  
 Closing Date: **09/11/19**  
 Contingent Dt:  
 Exp. Date:  
 DOM/CDOM: **65/65**  
 Directions: **Market North to Colonial, East to property.**  
 \$/SqFt: **\$101.30**

# Bedrooms: **3**    Bath Levels    Full    Half  
 # Baths: **2 (1 1)**    Upper: **1 0**  
 # Rooms: **9**    Main: **0 0**  
 # Fireplaces: **1**    Lower: **0 1**  
 # Stories: **2**  
 Style: **Cape Cod, Colonial**  
 Basement: **Yes / Finished, Full**

Annual Taxes: **1130.00**  
 Homestead: **No**  
 Assessments: **No**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	12 x 21	First	Yes	Yes	Carpet
Kitchen	9 x 18	First			Vinyl
Dining Room	11 x 12	First			Vinyl
Master Bedroom	11 x 13	Second			Carpet
Bedroom	12 x 12	Second			Carpet
Bedroom	9 x 10	Second			Carpet
Bathroom		Basement			
Master Bath	7 x 8	Second			Vinyl
Foyer	7 x 7	First			Vinyl
Other	12 x 18	Second			Carpet

SqFt Approximate **FINISHED / Source:**  
 Above Gr: **1155/Realist**  
 Below Gr: **455/Owner**  
 TOTAL: **1610**


Lot Size (acres): **0.0909 Realist**  
 Lot Front/Depth: **40x90 Irr: No**

Heating Type/Fuel: **Forced Air / Gas**  
 Cooling Type: **Central Air**  
 Garage # Cars: **1 Detached, Electric**  
 Driveway: **Paved**  
 Dwelling Type:  
 Fence: **Wood**  
 Water/Sewer: **Public Water, Public Sewer**  
 Nat Resource Rights: **None**  
 Exterior Features: **Patio**  
 Lot Description:  
 View Description: **City View**  
 Appliances/Equip: **Dishwasher, Microwave, Range, Refrigerator**  
 Community Amenities:

House Faces: **North**  
 Exterior: **Vinyl**  
 Roof: **Asphalt/Fiberglass**  
 Year Built: **1941**  
 Year Built Detail: **Actual YBT**  
 Disability Feat: **No**  
 Elevator: **No**  
 Warranty: **No**  
 Fixer Upper: **No**  
 Public Trans: **Yes**  
 Avail for Auction: **No**  
 Auction Date:

Remarks: **Wait till you see all of the upgrades in this mint condition home! Located on Colonial Boulevard-one of Canton's favorite neighborhoods! Listen to this: brand new Kraft Maid Hickory kitchen cabinetry with soft close doors, full stand up matching pantry, new stainless dishwasher, stainless fridge with Dutch doors and pull out freezer drawer, new gas range, new sinks and loads of counter space. New floors and carpet throughout! New plumbing throughout, newly tiled upstairs bath with new sink and cabinet, refinished ceramic tub, new half bath on lower level, finished basement with tile and carpet flooring and loads of recessed lighting. Living room and upstairs are fully carpeted - all BRAND new! Loads of natural light in the sun filled dining room with new windows and corner cabinet. All interior rooms have been professionally painted. Outside picnic pavilion. WATCH ATTACHED VISUAL TOUR and call for your own tour.**

Office Information

**C18246/Howard Hanna**    **(330) 493-6555 F:(330) 493-8012**    **http://www.charlynbridges.com**  
 List Agent: **C407434/Charlyn Bridges**    **(330) 388-0142 F:(330) 493-8012**    **charlynbridges@howardhanna.com**  
 Co-Lister: **C2008002080/Joseph L. Bridges**    **(330) 575-7757**    **josephbridges@howardhanna.com**  
 Showing Instruct: **Use CSS Link, e-box**  
 **Schedule Showing**  
 Occupied: **Owner**  
 Ownership: **Resident**  
 Internet Listing: **Yes**  
 Show Addr to Client: **Yes**  
 Possession: **Time of Transfer**  
 Other Comp: **Graduated**    Comp Explain: **3.5% on 1st 100k, 2.5% on balance. Less if sold by Bridges team.**  
 Online Bidding: **No**  
 Short Sale: **No**  
 Lockbox Serial #: No  
 Available Finance: **Cash, Conventional, FHA, VA**  
 Owner Name: **Melanie S Krabill**  
 Broker Remarks: **Agent is related to seller.**

Comparable Information

**C3840/Cutler Real Estate**  
 Sell Agent: **C364893/Tammy S. Grogan**  
 Co-Seller:  
 Selling Comments:  
 Orig List Price: **\$117,000**  
 List Price: **\$117,000**  
 Sold Price: **\$117,000**  
 Financed: **Conventional**  
 Sale Date: **09/11/19**  
 Closed By: **Sale**  
 Seller Giveback: **3,000**

# 1203 24th St NE , Canton, OH 44714

 Listing



**Residential**    MLS: **4073406 Sold**  
**1203 24th St NE, Canton, OH 44714-1911**  
 Area: **STA02-Canton NE**  
 Twp: **Canton CSD**  
 School Dist: **Canton CSD**  
 Subdiv: **00219705**    Subtype: **Single Family**  
 Parcel ID: **00219705**    County: **Stark**  
 Map:

List Price: **\$139,900**  
 Sold Price: **\$139,900**  
 List Date: **02/28/19**  
 List Date Rec: **02/28/19**  
 Pending Date: **03/01/19**  
 Off Mkt Date: **03/01/19**  
 Closing Date: **04/09/19**  
 Contingent Dt:  
 Exp. Date:  
 DOM/CDOM: **22/22**  
 \$/SqFt: **\$65.31**

Directions: **24th (East) off Market.**

# Bedrooms: **3**    Bath Levels: **Full Half**  
 # Baths: **3 (2 1)**    Upper: **2 0**  
 # Rooms: **8**    Main: **0 0**  
 # Fireplaces: **1**    Lower: **0 1**  
 # Stories:  
 Style: **Split Level**  
 Basement: **Yes / Partial**

Annual Taxes: **1757**  
 Homestead: **No**  
 Assessments: **No**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	13 x 20	First		Yes	Carpet
Kitchen	12 x 14	First			Ceramic
Dining Room	10 x 11	First			Wood
Master Bedroom	12 x 15	Second			Wood
Bedroom	12 x 14	Second			Wood
Bedroom	10 x 13	Second			Wood
Bonus Room		Lower			
Other	9 x 19	Lower			Carpet
Recreation Room	13 x 2	Basement		Yes	Carpet

SqFt Approximate **FINISHED / Source:**  
 Above Gr: **2142/Realist**  
 Below Gr: -  
 TOTAL: **2142**



Lot Size (acres): **0.2580 Realist**  
 Lot Front/Depth: **62 x 181** Irr:

Heating Type/Fuel: **Forced Air / Gas**  
 Cooling Type: **Central Air**  
 Garage # Cars: **2 Attached, Door Opener, Electric, Other**  
 Driveway: **Paved**  
 Dwelling Type:  
 Fence:  
 Water/Sewer: **Public Water, Public Sewer**  
 Nat Resource  
 Rights:  
 Exterior Features: **Patio, Storage Shed/Out Bld**  
 Lot Description:  
 View Description:  
 Appliances/Equip: **Dishwasher, Garbage Disposal, Oven, Range, Refrigerator, Water Softener**  
 Community Amenities:

House Faces:  
 Exterior: **Brick, Vinyl**  
 Roof: **Asphalt/Fiberglass**  
 Year Built: **1955**  
 Year Built Detail: **Actual YBT**

Disability Feat:  
 Elevator:  
 Warranty: **No**  
 Fixer Upper:  
 Public Trans:  
 Avail for Auction: **No**  
 Auction Date:

Remarks: **Home sweet home. Airy cozy home with open floor plan. Large living room with a wall of windows opens to dining room and kitchen. Neutral tones throughout make this easy to move right in. Take advantage of the 2 additional rooms in currently being used as a play room and rec room w/ bar area. Recently painted throughout. Kitchen updated include countertops, backsplash, sink and ceramic tile flooring in 2014. Kitchen window and storm door installed in 2016. Kitchen appliances stay. Lighting in dining room, hallways, lower playroom in 2014. Plenty more updates available upon request. Make your appt to see this home today.**

Office Information: **C10204/RE/MAX Trends Realty**   
 List Agent: **C2006001042/Nancy L. Bartlebaugh**   
 Co-Lister:  
 Showing Instruct: **Use Showing Time Link**  
 Showing Info: **5 hour notice**  
 Buy Broker Comp: **2.5**  
 Other Comp: **None**  
 Available Finance: **Cash, Conventional, FHA**  
 Broker Remarks: **kitchen ISLAND negotiable.**

(234) 251-0555  
 (330) 564-5632

<http://nancy.trendsrealtyofohio.com>  
[bartlebaughsells@gmail.com](mailto:bartlebaughsells@gmail.com)

800-746-9464  
 Internet Listing: **Yes**  
 Show Addr to Client: **Yes**  
 Online Bidding: **No**

List Type: **Exclusive Right**  
 Limited Service: **No**  
 Possession: **Negotiable**  
 Short Sale: **No**  
 Lockbox Serial #: **No**  
 Owner Name:

Comparable Information: **C50503/Keller Williams Chervenik Rlty**  
 Sell Agent: **C2017002051/Michael Love**  
 Co-Seller:  
 Selling Comments:

Orig List Price: **\$139,900**  
 List Price: **\$139,900**  
 Sold Price: **\$139,900**

Financed: **Conventional**  
 Sale Date: **04/09/19**  
 Closed By: **Sale**  
 Seller Giveback: **0**