

## 7270 Willowdale Ave SE , Magnolia, OH 44643



**Residential** MLS: **4085344** **Sold**  
**7270 Willowdale Ave SE, Magnolia, OH 44643**

Area: **STA18-Sandy Valley**  
 Twp: **Sandy Twp**  
 School Dist: **Sandy Valley LSD**  
 Subdiv:  
 Parcel ID: **10005831**

Subtype: **Single Family**  
 County: **Stark**  
 Map:

List Price: **\$0(Auc)**  
 Sold Price: **\$143,000**  
 List Date: **04/10/19**  
 List Date Rec: **04/10/19**  
 Pending Date: **05/04/19**  
 Off Mkt Date: **05/04/19**  
 Closing Date: **09/05/19**  
 Contingent Dt:  
 Exp. Date:  
 DOM/CDOM: **26/26**

Directions: **7270 Willowdale Ave. SE, Magnolia, OH 44643**  
**- 5 miles southeast of Canton on Rt. 43 to**  
**Willowdale or 5 miles south of Canton on Rt.**  
**800 to Battlesburg St. then east to Willowdale**  
**Ave. Watch for KIKO signs.**

\$/SqFt: **\$57.55**

# Bedrooms: **4** Bath Levels Full Half  
 # Baths: **1 (1 0)** Upper: **0**  
 # Rooms: Main: **1**  
 # Fireplaces: **1** Lower: **0**  
 # Stories: **2**  
 Style: **Conventional**  
 Basement: **Yes / Full, Walk-Out**

Annual Taxes: **843.36**  
 Homestead: **No**  
 Assessments: **No**

SqFt Approximate **FINISHED** / Source:  
 Above Gr: **2485/Auditors Website**  
 Below Gr: -  
 TOTAL: **2485**

Lot Size (acres): **8.0700 Auditors Website**  
 Lot Front/Depth: **Irr:**

Heating Type/Fuel: **Forced Air / Gas**  
 Cooling Type: **Central Air**  
 Garage # Cars: **2 Detached**  
 Driveway: **Unpaved**  
 Dwelling Type:  
 Fence:  
 Water/Sewer: **Well, Septic**

House Faces:  
 Exterior: **Aluminum**  
 Roof: **Asphalt/Fiberglass**  
 Year Built: **1865**  
 Year Built Detail: **Actual YBT**

Disability Feat:  
 Elevator:  
 Warranty: **No**  
 Fixer Upper:  
 Public Trans:  
 Avail for Auction: **Yes**  
 Auction Date: **05/04/2019,**  
**10:30AM-11:30AM**

Nat Resource Rights:

Exterior Features:  
 Lot Description: **Horse Property, Livestock Permitted**

View Description:

Appliances/Equip:

Community Amenities:

Remarks: **THIS IS PARCEL #1 - Pickens 62+ Acre Family Farm - Sells In 5 Parcels - Sandy Twp. - Sandy Valley Schools - Stark County - ABSOLUTE AUCTION, sells to the highest bidder on location: SATURDAY - MAY 4, 2019 - 10:30 AM, REAL ESTATE SELLS AT 11:00 AM - PARCEL #1 - 8-Acre Farm w/ Century Home & Buildings. PARCEL #2 - 7.6 Acres Open & Wooded Building Tract. PARCEL #3 - 7.9 Acres Open & Wooded Building Tract. PARCEL #4 - 26+ Acres Open & Wooded Land w/Stocked 1-Acre Lake w/Wildlife. PARCEL #5 - 12+ Acres Mostly Open Land. Note: All Parcels sell separate to high bidders on location. Terms On Real Estate: 15% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. 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. See MLS #'s for other parcels - #4085344(1), #4085352(2), #4085358(3), #4085362(4), #4085368(5).**

Office Information **C11415/Kiko**

List Agent: **C187515/Eugene F. Kiko**

Co-Lister:

Showing Instruct:

Showing Info:

**Call Agent**  
**Home open for viewing 1 hour before auction**  
**start time.**

Internet Listing: **Yes**

Buy Broker Comp: **1%**

Other Comp: **Other**

Available Finance:

Broker Remarks:

Occupied:

Ownership:

Comp Explain:

**See Broker Remarks**

Show Addr to Client: **Yes**

Online Bidding: **No**

List Type: **Exclusive Right**  
 Limited Service: **No**

Possession: **Time of Transfer**  
 Short Sale: **No**  
 Lockbox Serial #: **No**  
 Owner Name: **Beth Ann Halley**

**Home open for viewing 1 hour before auction start time. The referral fee shall be 1% of the gross sales price. See attached referral form, turn in 48 hours prior to auction date.**

Comparable Information **C11415/Kiko**  
 Sell Agent: **C187515/Eugene F. Kiko**

Co-Seller:  
 Selling Comments:

Orig List Price: **\$0**  
 List Price: **\$0**  
 Sold Price: **\$143,000**

Financed: **Conventional**  
 Sale Date: **09/05/19**  
 Closed By: **Auction**  
 Seller Giveback:

# 2994 Elson St SE , Magnolia, OH 44643



**Residential**    MLS: **4099699** **Sold**

**2994 Elson St SE, Magnolia, OH 44643**

Area: **STA18-Sandy Valley**  
 Twp: **Pike**  
 School Dist: **Sandy Valley LSD**  
 Subdiv: **04801529 4801696**  
 Parcel ID: **04801529 4801696**

Subtype: **Single Family**  
 County: **Stark**  
 Map:

Directions: **State Route 800 to East Sparta Ave. then East on Elson**

List Price: **\$158,000**  
 Sold Price: **\$153,000**  
 List Date: **05/25/19**  
 List Date Rec: **05/26/19**  
 Pending Date: **06/12/19**  
 Off Mkt Date: **06/12/19**  
 Closing Date: **07/22/19**  
 Contingent Dt:  
 Exp. Date:  
 DOM/CDOM: **59/59**  
 \$/SqFt: **\$70.96**

# Bedrooms: **3**    Bath Levels: **Full**    Half  
 # Baths: **3 (3 0)**    Upper: **0**  
 # Rooms:    Main: **3**  
 # Fireplaces: **2**    Lower: **0**  
 # Stories: **1**  
 Style: **Mobile/Manufactured, Ranch**  
 Basement: **Yes / Full**

Annual Taxes: **2010**  
 Homestead: **No**  
 Assessments: **No**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	14 x 17	First	No	Yes	Laminate
Family Room	14 x 27	First	No	No	Laminate
Kitchen	13 x 12	First	No	No	Laminate
Master Bedroom	12 x 28	First	No	Yes	Laminate
Bedroom	12 x 13	First	No	No	Laminate
Bedroom	11 x 13	First	No	No	Laminate

SqFt Approximate **FINISHED / Source:**  
 Above Gr: **2156/Realist**  
 Below Gr: **-**  
 TOTAL: **2156**

Lot Size (acres): **2.0600**  
 Lot Front/Depth: **Irr:**

Heating Type/Fuel: **Forced Air / Electric, Propane**  
 Cooling Type: **Central Air**  
 Garage # Cars: **0 None**  
 Driveway: **Unpaved**  
 Dwelling Type:  
 Fence:  
 Water/Sewer: **Private Water, Private Sewer**  
 Nat Resource Rights:  
 Exterior Features: **Deck, Storage Shed/Out Bld**  
 Lot Description:  
 View Description:  
 Appliances/Equip:  
 Community Amenities:  
 Remarks:

House Faces:  
 Exterior: **Vinyl**  
 Roof: **Asphalt/Fiberglass**  
 Year Built: **1999**  
 Year Built Detail: **Actual YBT**

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

**Welcome to your new home! You won't want to miss this spacious home located on over two acres overlooking a stocked pond. This magnificent home features an open floor plan with new laminate floor throughout. The beautiful over sized kitchen with sliding glass doors leads out to a deck that is perfect for relaxing and enjoying the country views. This airy kitchen also offers an eat in area and a island with additional seating. This kitchen is perfect for entertaining! The huge master bedroom has newer laminate floors and a fireplace along with his and hers bathrooms. Each bathroom offers so much to the space including a garden tub perfect for relaxing. Two other large bedrooms and a full size bath help to make this a one of a kind. Call today to set up your private showing.**

Office Information: **20133/RE/MAX Edge Realty**   
 List Agent: **C2013000021/Jessica Conrad**   
 Co-Lister:  
 Showing Instruct: **Use Showing Time Link**  
 Showing Info:  
 Buy Broker Comp: **2.5**    Occupied: **Owner**  
 Other Comp: **None**    Ownership:  
 Available Finance:  
 Broker Remarks: **24 hour notice appreciated**

(330) 821-5300 F:(330) 821-5301 [www.homesaroundohio.com](http://www.homesaroundohio.com)  
 (330) 614-8862 F:(330) 821-5302 [jessicaconrad961@gmail.com](mailto:jessicaconrad961@gmail.com)

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: **C26266/Keller Williams Chervenik Rlty**  
 Sell Agent: **C2013003119/Beth Dibell**  
 Co-Seller:  
 Selling Comments:

Orig List Price: **\$158,000**  
 List Price: **\$158,000**  
 Sold Price: **\$153,000**

Financed: **FHA**  
 Sale Date: **07/22/19**  
 Closed By: **Sale**  
 Seller Giveback:

Prepared By: April L. Lane

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 10/03/2019

# 7880 East Sparta Ave , Magnolia, OH 44643



**Residential**      MLS: **4092341**    **Sold**  
**7880 East Sparta Ave, Magnolia, OH 44643**  
Area: **STA18-Sandy Valley**  
Twp: **Pike Twp**  
School Dist: **Sandy Valley LSD**  
Subdiv: **04800135 04800134**      Subtype: **Single Family**  
Parcel ID: **04800135 04800134**      County: **Stark**  
Map:

List Price: **\$119,900**  
Sold Price: **\$123,800**  
List Date: **05/02/19**  
List Date Rec: **05/02/19**  
Pending Date: **05/05/19**  
Off Mkt Date: **05/05/19**  
Closing Date: **06/20/19**  
Contingent Dt:  
Exp. Date:  
DOM/CDOM: **3/3**  
\$/SqFt: **\$113.37**

Directions: **Cleveland Ave. SW, left on East Sparta**

# Bedrooms: **3**    Bath Levels: **Full**    Half  
# Baths: **2 (1 1)**    Upper: **1**    0  
# Rooms:      Main: **0**    1  
# Fireplaces: **0**    Lower: **0**    0  
# Stories: **1.75**  
Style: **Colonial**  
Basement: **Yes / Full, Unfinished**

Annual Taxes: **1253.30**  
Homestead: **No**  
Assessments: **No**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Family Room	12 x 18	First	Yes		Carpet
Kitchen	11 x 12	First			Laminate
Dining Room	12 x 14	First	Yes		Laminate
Master Bedroom	12 x 12	First	Yes		Carpet
Bedroom	11 x 12	First	Yes		
Bedroom	10 x 12	First	Yes		Carpet

SqFt Approximate **FINISHED / Source:**  
Above Gr: **1092/Auditors Website**  
Below Gr: -  
TOTAL: **1092**

Lot Size (acres): **1.5300**  
Lot Front/Depth: **Irr:**

Heating Type/Fuel: **Other / Propane**  
Cooling Type: **Central Air**  
Garage # Cars: **1 Carport, Detached**  
Driveway: **Paved**  
Dwelling Type:  
Fence:  
Water/Sewer: **Well, Septic**  
Nat Resource Rights:  
Exterior Features: **Porch, Storage Shed/Out Bld**  
Lot Description:  
View Description:  
Appliances/Equip: **Dishwasher, Dryer, Freezer, Microwave, Oven, Refrigerator, Washer**  
Community Amenities:  
Remarks:

House Faces:  
Exterior: **Aluminum**  
Roof: **Asphalt/Fiberglass**  
Year Built: **1930**  
Year Built Detail: **Actual YBT**

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

**SPACIOUS TWO STORY HOME IN SANDY VALLEY SCHOOLS ON 1.53 ACRES OF LAND! If you're looking for a great home with country views, look no further! Every room in the home has fresh paint. When you step into the living room, you will find neutral colors, carpet, and newer windows. The half bath off of the living room features newer laminate flooring. In the dining room, you'll find linoleum flooring and a new hanging light fixture. The kitchen features plenty of oak cabinets, white appliances, and a breakfast bar. The door in the kitchen leads to the porch overlooking the backyard. Upstairs you will find the master suite with a large closet, new carpet and a full bath with a tub/shower combo. Each additional bedroom is carpeted and the playroom could be used as a 3rd bedroom. The unfinished, 11 course, walkout basement features a cellar/canning room. Updates include fresh paint in every room, new carpet in the master bedroom, new laminate floor in half bath, and new water softener.**

Office Information: **9303/RE/MAX Crossroads Properties**

List Agent: **436224/Amy Wengerd**

Co-Lister:  
Showing Instruct: **Use CSS Link, Showing Service**  
**Schedule Showing** **Please call CSS for all showings**

Buy Broker Comp: **2.5%**      Occupied:  
Other Comp: **None**      Ownership:  
Available Finance:      Comp Explain:

(330) 492-9278 F:(866) 247-3433  
(330) 617-8230 F:(866) 247-3433

<http://www.remaxneo.com>  
[amy@soldbywengerd.com](mailto:amy@soldbywengerd.com)

**866-389-4277**  
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: **Benjamin M Skelley**

Broker Remarks: **Submit all offers to Nick@soldbywengerd.com. All appliances, wall mounted TV, fridge in garage and basement freezer are included in the sale. Curtains and gun cabinets are not included in the sale. Utilities: Ferrell Propane \$900/fill 1.5 per year. AEP \$90/month.**

Comparable Information: **C64649/Hayes Realty**  
Sell Agent: **C2017000641/Michele L. Yarbrough**  
Co-Seller:  
Selling Comments:

Orig List Price: **\$119,900**  
List Price: **\$119,900**  
Sold Price: **\$123,800**

Financed: **FHA**  
Sale Date: **06/20/19**  
Closed By: **Sale**  
Seller Giveback: **4,000**