

WADSWORTH CITY SCHOOL AUCTION



298 STRATFORD AVE. WADSWORTH, OH 44281

Directions: From College St go North on Stratford to 298 Stratford on the left

TUESDAY, JUNE 27th, 2023 - 6:29 p.m.

REAL ESTATE: New Construction! This Certified Energy Star rated open concept ranch home has approx. 1800 square feet of living! Great room with vaulted ceilings, beautiful kitchen with granite countertops, island and central dining area. Master bedroom with ensuite, walk in closet. 2 additional bedrooms, full bath and 1st floor laundry complete the living space. Full basement plumbed for a third full bath. Front porch and rear raised deck provide additional outdoor living space. Finished two car attached garage. Take a few minutes to stop and look at the beautiful quality home that was built by The Four Cities Compact Carpentry Class located at Wadsworth High School and under the direction of Chris Kallai Jr.

Great room - vaulted ceiling - LVT flooring	Kitchen w/ island - vaulted ceiling - LVT flooring	Dining area- vaulted ceiling - LVT flooring
Master bedroom 15x15 - Full bath - walk in closet Carpet - ceiling fan	Bedroom 2 13x11 carpet - ceiling fan Bedroom 3 13x11 carpet - ceiling fan	1st floor full bath 1st floor laundry
Full basement plumbed for 3rd bath Raised deck 15 x 13	American Standard 92% gas forced air furnace - central air- 50 gal hot water tank - 150 AMP elec.	2 car attached finished garage w/ opener and electric. Hot and cold water. Concrete drive
Roof - 30 year designer shingles - vinyl siding - Tilt sash double hung windows	Certified Energy Star Rated - built to be 50% more efficient than other homes.	House lot size 50'x150' 040-20A-16-056 Rear lot size 50'x155' 040-20A-16-053

OPEN HOUSE: Tuesday June 6th and Tuesday June 13th - 6:00-7:30 P.M.

TERMS: \$10,000.00 down sale day, balance due in 45 days. Not responsible for accidents. ID required to register.

Sale by confirmation of Wadsworth City Board of Education - Doug Beeman, Treasurer; 330-335-1303

OWNERS: WADSWORTH CITY BOARD OF EDUCATION

THE D.W. KAUFMAN REALTY CO.

WADSWORTH, OH 330-336-3526

REALTOR: David W. Kaufman C.R.B.

330-697-4438

Auction and Realtor services are donated.



Medina, OH 330-701-6162

www.rdfarnsworth.com

THE EMERSON GROUP, LLC

