

Real Estate



UNIQUE HOME W/ FRONTAGE

**ON THE SCENIC STILLWATER RIVER
TWO CITY LOTS, 1.76 WOODED ACRES**

WEST MILTON, OHIO

At 8 Hilltop Drive. From Rt 48 north of Rt 571 take Stillacres Drive east one block to sale site.

SATURDAY, FEBRUARY 26, 2022 at 10:00 AM



REAL ESTATE HIGHLIGHTS: Homes evolve over time and now you have the opportunity to be in charge of the next transformation of 8 Hilltop Drive. Built in 1947, Joyce and Ted Cashner purchased the former Bessie Coate property in 1970. In 1983, they had the home lifted from the foundation, created a huge basement & when they reset the house, renovated the interior, added a master bedroom w/ full bath, family room, two car garage & huge rear deck system to enjoy this "HILLTOP" view of the Stillwater River. The combination of In Lots 550 and 551 in the Village of West Milton total 1.76 acres with 185 feet of width, a steep but accessible wooded hillside and over 400 feet from the street to the river. The home has three bedrooms, 2 full baths, one w/ walk-in tub, galley kitchen, living room, storage room & 10'x50' family room with a wall of windows overlooking the valley. There is a huge unfinished basement w/ access to the garage and the rear deck plus windows providing natural light. Ted's workshop in the basement still retains the air system piping. Other features of note are an open front porch, recent vinyl siding, metal roof, high efficiency furnace, central air conditioning, whole house generator and several rooms w/ hardwood floors.

THE AUCTION: The property has two parcels, but will be offered as a single unit sale at public auction. As a long-time resident of the area, Joyce has chosen to offer her property at public auction whereby everyone has an opportunity to review the home and make their bids according their situation. The market price will be determined the day of the auction. **The possibilities are only limited by your vision. The opportunity is yours. Call now to see this home** and receive the highlight sheet with its list of features, a bidder's packet and information on buying real estate at auction.

TERMS & CONDITIONS: The real estate is selling at **ABSOLUTE AUCTION**, free of appraisal. The down payment required the day of auction is Ten Per Cent (10%) of the purchase price with the balance due within 30 days. The home is being sold in "As Is and Where Is" condition with no contingencies concerning financing or inspections. Plan now to become a ready, willing & able buyer. You may view this exceptional property by contacting Jerry Stichter, Auctioneer-Realtor, with Garden Gate Realty. Call today or go to www.stichterauctions.com for more details.

AUCTIONEER'S NOTE: Why at auction? As a customer you can absorb during the marketing time the total value of this property & prepare to purchase with confidence that you are receiving great, long-term value for the investment you make the day of the auction. The website will provide even more photos & details at www.stichterauctions.com

Joyce Cashner, Owner

JERRY STICHTER
AUCTIONEER
REALTOR - APPRAISER



Jerry Stichter Broker Associate of Garden Gate Realty



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