

# LUXURY REAL ESTATE AUCTION

SUNDAY  
OCT 22<sup>nd</sup>  
1:00 PM

AUCTION DATE & LOCATION: SUNDAY OCTOBER 22<sup>ND</sup> AT 1:00 PM ON-SITE.  
REGISTRATION BEGINS AT 12:00 NOON

## MAGNIFICENT CENTURY COLONIAL

2330 W. 14<sup>th</sup> Street, Tremont (Cleveland), OH 44113



**OFFERED WITH A PUBLISHED RESERVE OF ONLY \$450,000!**

Incredible opportunity in Tremont! 6,089 SF colonial home built in 1890. Magnificent woodwork, fireplace mantles and so much more. This home features 19 rooms, 4 bedrooms, 2.5 baths, partially finished basement, 3-car detached garage, 9 unique fireplaces, elevator, claw-foot bathtubs, pantry, butler's kitchen, in-law suite, huge third floor ballroom, second kitchen upstairs, screened in side porch, reading/smoking parlor with fireplace and concrete driveway.

Amazing craftsmanship, original moldings & woodwork with beautiful antique light fixtures in almost every room. Beautiful landscaping with black rod iron gating for privacy and security. Terrific home for entertaining or anything else! This is a very desirable Tremont location with a variety of trendy restaurants and shops. Property may lend itself to alternative uses based on a possible zoning variance.

**OPEN HOUSE DATES: SUNDAYS, SEPTEMBER 24, OCTOBER 1, 8 & 15 FROM 1:00 PM TO 3:00 PM**

**2022 Real Estate Taxes: \$13,892**

**Certified or Cashier's Check Required To Bid: \$30,000**



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HANNA COMMERCIAL - CHARTWELL AUCTIONS, LLC  
- MICHAEL BERLAND, AARE, OH AUCTIONEER

FOR ADDITIONAL INFORMATION AND TERMS OF SALE

**CALL MIKE BERLAND**

**216.861.7200**

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