



Measurements are approximate and subject to actual survey.



LEARN MORE!



Live Auction With Online Bidding Available
Catawba Island Twp. - Ottawa Co. - Port Clinton CSD



Exciting Real Estate Opportunity!

Waterfront Lake Erie Home On 2 Acres

WEDNESDAY – SEPTEMBER 27, 2023 - 12:30 PM



Live Auction
w/online
bidding

ABSOLUTE AUCTION

Absolute Auction - All sells to the highest bidders
on location: **2790 E. Sand Rd., Port Clinton, OH 43452**

Exciting Real Estate Opportunity!

Waterfront Lake Erie Home On 2 Acres

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Stunning Views - Ideal Place To Call Home Or Family Retreat – One Owner

WEDNESDAY – SEPTEMBER 27, 2023 - 12:30 PM



REALTORS • AUCTIONEERS • ADVISORS

AUCTION

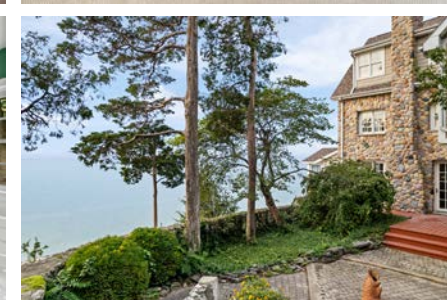
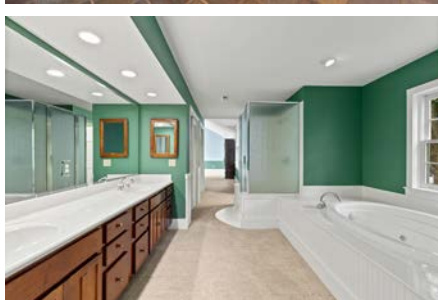
LEADING THE INDUSTRY SINCE 1945



Welcome Home!

Real Estate

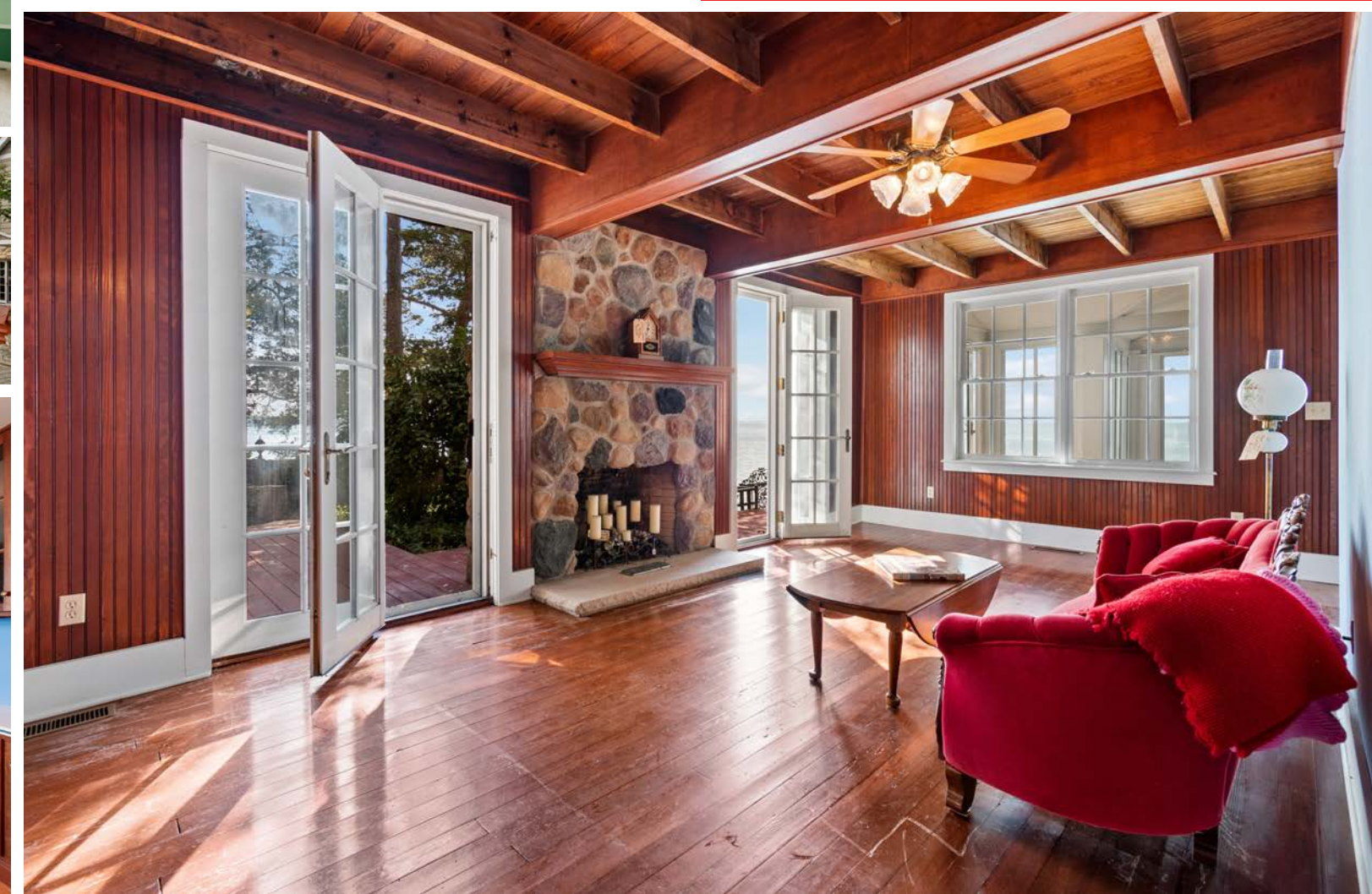
Waterfront Lake Erie home overlooking Rock Ledge with stunning views in every room. Known as the "Winding Stairway Cottage," the home has been in the same family for over 118 years with a major rebuild and addition in 1999. This property has tons of lake frontage, mature landscaping and trees for privacy, beautiful stone walking paths, waterfall, and much more. The main floor features an oversized foyer that leads to an open kitchen with tons of cabinet space, island, and breakfast nook plus a formal dining room, half bathroom and laundry room. Two-story spacious living room with floor to ceiling windows and a gorgeous stone fireplace. Put your feet up after a long day and relax in the cozy sunroom with the best views of the lake in town. The second story has a master suite with a double-sided fireplace, sitting room, private spa bathroom, and tons of closet space plus two more bedrooms, two full bathrooms and a large study with fireplace. The third floor has an open room that can be adapted to a multitude of uses, half bathroom, plus a walk-out porch with a bird's eye view of the lake where you can watch the boats go by or storms roll in for miles. The property has a large deck outside with a stone fireplace, water feature, and tons of green space. Perfect for entertaining! Detached, oversized 2-car garage with workspace. One-of-a-kind property perfect for year-round living, family retreat, or compound. You decide! This exquisite lakefront house offers more than just a home, it's a lifestyle that captures the essence of relaxation and adventure.



OPEN HOUSE
Saturday, September 23
10:00 AM-12:00 PM

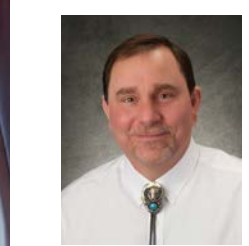


Live Auction w/online bidding



TERMS ON REAL ESTATE:
 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. 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. Property to be sold as an Entirety and not to be offered in separate parcels.

Contact Our Auctioneers/Realtors Today



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Call the auctioneer on how to use your current property to buy this one!
Viewings by appointment only through a KIKO agent.

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Absolute auction, all sells to the highest bidder(s) on location: 2790 E. Sand Rd., Port Clinton, OH 43452

Directions: From Port Clinton, OH head east on OH-163 for 1.8 miles then slight left onto E. Sand Rd. for 2.4 miles to auction OR west of Sandusky head north on OH-2 and take exit 124 onto OH-53 N for 1.4 miles then turn left onto W. Catawba Rd. for one mile then left onto E. Sand Rd. and left to auction. Watch for KIKO signs.



REALTORS • AUCTIONEERS • ADVISORS

Auction By Order Of: Alison Lanza Falls

AUCTION

LEADING THE INDUSTRY SINCE 1945