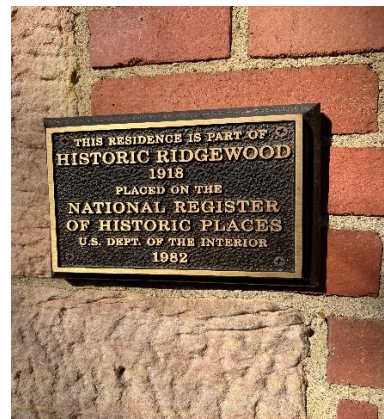


**326 23rd St. NW
Canton Ohio 44709**

Property Highlights:

- **Brick and Stucco Tudor**
- **3025 sqft plus additional 440 sqft in lower level**
- **Excellent floor plan**
- **Quality Throughout**
- **Harwood Floors and trim, crown molding**
- **5 bedrooms and 2/2 baths**
- **Asking \$369,900**



Property Description:

Located in the Ridgewood Historic District and placed on the National Historical Register in 1983. This is a Tudor Revival built in 1928 by owner, Waite McClain of McClain Builders, who built Mausoleums. For those of you who love homes in an era gone by, this well maintained this home is for you. Listed at a price homes like this cannot be built for. Original woodwork and hardwood floors throughout. Large rooms with high ceilings. Great for entertaining your friends. Upstairs are 5 bedrooms, 2 baths. Brick lined streets and ornate streetlights. You will be proud to live in this Canton neighborhood that showcases its architectural and historical past and is also on the National Register of Historic Places. So much to see...schedule an appointment!



Additional Photos





Living Room	23x15
Dining Room	15x14
Kitchen	15x23
Den	08x14
Foyer	17x8
Master Bedroom	20x14
Bedroom 2	17x11
Bedroom 3	12x15
Bedroom 4	11x15
Bedroom 5	11x15
Rec Room	14x22
TV Room	08x14

Year Built	1928
Square Feet	3023 +440 LL
Lot Size	75x165
Parcel #	0219081
Heat:	Boiler
Cooling	Central Air
Water & Sewer	Canton
Electric	AEP
Gas:	Dominion

Located in the Ridgewood Historic District and placed on the National Historical Register in 1983. This home is a Tudor Revival built in 1928 by owner, Waite McClain, of McClain Builders, who built Mausoleums. 3,025 square feet. The lower level has an additional 440 finished square feet. Does not include laundry, furnace room or 3rd floor. Parcel #0219081

First Floor:

Living Room: 23x15. Woodburning fireplace. Leaded Glass Windows. Hardwood Floors. Plaster molding.

Dining Room: 15x14. Hardwood Floors. Leaded Glass Windows. Built-in China Hutch with leaded and beveled glass. Antique Chandelier. Plaster molding.

Den: 14x8. Leaded Glass Windows. Hardwood Floors. French Doors to covered patio. Built-in Bookshelves. Plaster molding. Kitchen/Dinette: 23x15. Gas Fireplace. Bay window. Bay Window. Remodeled 2014 and 2023. Powder Room/1/2 Bath: Custom lead and beveled window. Remodeled Dec. 2014.

2nd Floor:

Master Bedroom: 20x14. Decorative Fireplace, (former gas, but was capped off) Antique Mantle is 110 years old. Door to the patio roof. Full bath off bedroom. Walk-in closet. Hardwood floors.

2nd Bedroom: 17x11.

3rd Bedroom: 12x15.

4th Bedroom: 11x15.

5th Bedroom: 11x15. Used as an exercise room. Equipment remains.

2 Full Baths

Stackable washer and dryer unit in 1 of the 2nd floor bathrooms 2023

Lower Level:

Rec Room: 14x22. Gas Fireplace (gas capped off, never used).

T.V. Room: 8x14

Laundry Room: 15x23

Furnace Room: 10x15

½ Bath

3rd Floor: 6 plaster walled rooms with hardwood floors in the attic. Plumbed for bath. Electric and Heated. These rooms are currently used for storage. Leaded and Beveled Window.

Improvements:

- ❖ New Roof in 2013
 - ❖ New Boiler 2012
 - ❖ New windows whole house 2012, except for leaded glass
 - ❖ Water Softening System in 2003
 - ❖ Gas Hot Water Heater in 2017/new parts 2021
 - ❖ 2nd floor Air Conditioner 2013.
 - ❖ Whole house attic fan/air handler.
 - ❖ Stove, Microwave, Dishwasher & Refrigerator 2014
 - ❖ Lot Size: 75x165. Private Fenced Backyard.
 - ❖ 10x10 Shed 2014
 - ❖ Security Light in backyard, paid through monthly AEP
 - ❖ 2 Car Attached Garage with Opener. 22x19. Garage door replaced 2013. New drywall and insulation in May 2015.
- Brick Patio/Porch. 6-1/2x15. Security Light May 2023.
- ❖ Security System updated in 2012. Monitored by Protect.
 - ❖ Glass Block Windows
 - ❖ 4 fireplaces, 1 woodburning (LR), 1 gas (Kitchen) and 2 decorative (MBR and RR).
 - ❖ New Kitchen floor December 2013
 - ❖ All hardwood floors on 1st and 2nd floors refinished in 2023.
 - ❖ Kitchen remodeled 2014. New plumbing, wiring, sink, walls, insulation, cupboards
 - ❖ Updated electric and GFI's 2014
 - ❖ Exterior painted 2014
 - ❖ 1st floor ½ Bath remodeled December 2014. New cabinet and countertop, carpet, plumbing and fixtures.
 - ❖ East side of house landscaping redone May 2015. Front west side tree replaced also at this time.
 - ❖ The wine refrigerator installed 2023 in kitchen.
 - ❖ 2019 Asbestos removed from heating hot water pipes.
 - ❖ 2019 Hot Water Pipes replaced in basement.
 - ❖ 2019 Front stoop foundation replaced.
 - ❖ 2018 backyard patio
 - ❖ 2023 Remodeled one of the baths on the 2nd floor with new floor, walk-in shower and laundry closet.
 - ❖ Waterproofed south basement wall off furnace room and installed sump pump
 - ❖ New 2nd floor a/c unit installed 2020 Choice Aire