



The Haman Bordner House

4522 7th St SW, Canton (Perry Township), Ohio 44710

Built 1880 · National Register of Historic Places · No historic restrictions

Property Updates & Mechanicals

What was done, when, and by whom, in one place.

2026 RENOVATION, ALL WORK BY LICENSED CONTRACTORS

Plumber, electrician, carpenter, and general contractor. Seller took possession March 2026.

Kitchen, gutted and rebuilt

- Extensive demolition and repair of walls, floors, ceiling, moldings, and plaster in the kitchen and breakfast room; floors repaired and leveled in both rooms
- Custom Thomasville cabinetry with antique-reproduction hardware
- Granite countertops; custom wood food-prep counter with food-grade clear finish; custom wood shelving on ornate brackets
- New porcelain sink and Kingston Brass faucet with sprayer
- New LG refrigerator, Frigidaire gas range, and microwave (all convey)
- New gas line and new copper supply lines, relocated for the new layout, by Whisler Plumbing

Finishes, electrical, breakfast room

- Original brick wall exposed, repointed, cleaned, and sealed
- New decorative ceiling tiles, moldings, and trim
- New luxury vinyl plank flooring, thresholds, trim, and shoe molding in kitchen and breakfast room
- Electrical upgrades in both rooms by a licensed electrician
- Antique kitchen chandelier repaired and rewired; antique chandelier installed in the breakfast room
- Both rooms professionally repainted

Elsewhere, 2026: first-floor bathroom drains cleaned and replaced. Yard fence repaired, with new fencing installed behind the house and along the driveway. Old carport removed. Trees trimmed.

SYSTEMS AND PRIOR UPDATES, AS DISCLOSED BY THE PREVIOUS OWNER

ITEM	YEAR	NOTES
Boiler	2015	Gas, hot water, three zones, plus radiant heat in the kitchen crawl space
Central air	2017	4-ton Carrier, air handler in the attic, serves the whole house
Hot water tank	2023	
Front entry gate	2023	Electric, app controlled, plus three walk gates
Chimney	2020	Repaired
Roof	2000	Dimensional shingle; flat membrane over the sunporch and rear ell. Warranty transferability not confirmed
Radon	—	Mitigation system installed
Water treatment	—	Water softener and whole-house filter
Insulation	—	Whole-house insulation
Windows	—	Five new storm windows; remaining windows original
Stone wall	—	Coursed fieldstone perimeter wall, professionally repaired

UTILITIES, AS REPORTED BY THE PREVIOUS OWNER (2025)

City of Canton water about \$48 per month, sewer \$29, AEP electric \$183, Enbridge gas \$120, rising to roughly \$400 in the three coldest months. The house has been vacant since March 2026, so current-owner bills won't reflect occupancy.

Information provided by the seller and the previous owner, believed accurate but not verified by Whipple Auction & Realty, Inc. Buyers should verify all items, dates, and system conditions through their own inspection. Not in a historic district; no historic building restrictions per the seller's disclosure.

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Equal Housing Opportunity

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