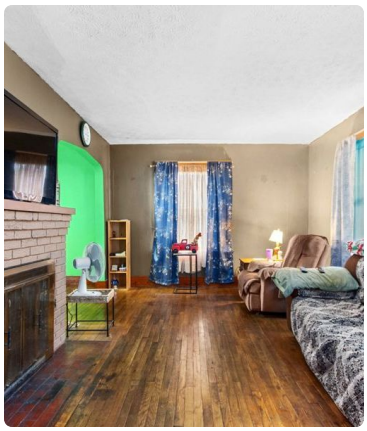
1500 34th St NW, Canton 44709

1922 two-story · 3 bed · 1 bath · 1,414 sq ft · Plain Local Schools · Sold as-is · MLS active







$89,000
List price · **Bring an offer**

$34,000
Exterior quote, honored for the buyer*

~$152,500
Est. value, exterior done

~$167,500
Est. value, full remodel

THE WORK

- Roof, siding with soffit and fascia, gutters and window install. Interior is livable as-is.
- 8 custom-sized replacement windows, including one large one, are already bought and stay.
- Already done: furnace 2020, water heater 2018, updated electrical, central air.

*AL Brothers Roofing quoted $34,000 for tear-off roof (architectural, Owens Corning), new siding with soffit and fascia (materials included), install of the 8 windows, and 5-inch gutters. Without the window install it's $28,850. The contractor will honor $34,000 for whoever buys the house. Quote good through January 26, 2027; the written estimate is available on request. Wood is extra at $4 per linear foot if needed. Buyer verifies scope and hires.

THE HOUSE

- Hardwood floors, original trim and doors, brick wood-burning fireplace.
- Enclosed front and rear porches, full basement, detached 1-car garage, 0.165 acre.

CLOSEST SALES, LAST 12 MONTHS

Address	Sold	Date	Notes
1525 34th St	$153,000	10/25	Across the street; renovated kitchen, bath, floors
1721 32nd St	$177,500	9/26	Bath 2026, HVAC 2023; over asking in 3 days
1435 35th St	$161,000	12/25	One street over; newer roof and siding
1910 37th St	$163,000	3/26	"Beautifully updated"
1915 34th St	$215,000	6/26	Same street, ~200 sq ft larger, updated
1317 38th St	$120,000	4/26	Cash, 7 days, no updates
1421 Ferndale Rd	$124,900	5/26	No central air

Value estimates are the listing agent's adjusted-comparison figures for this house once the work is done; not an appraisal. Based on information from MLS Now for the period 10/2025 through 9/2026.

Bring an offer.
Shown by appointment. Call or text to see it.

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