



(Adamstown/Sinking Spring/Mohnton Area)



# PUBLIC AUCTION

**2-STORY HOUSE \* 3 BR'S \* .38 ACRE**

**CLEAN \* ALL UTILITIES \* CENTRAL A/C**

**SATURDAY, OCTOBER 6, 2018 @ 11 AM**



3 BEDROOM HOUSE



NEWER CUSTOM KITCHEN



LARGE LIVING ROOM

**Located at: 907 Grings Hill Rd. Sinking Spring Pa 19608**

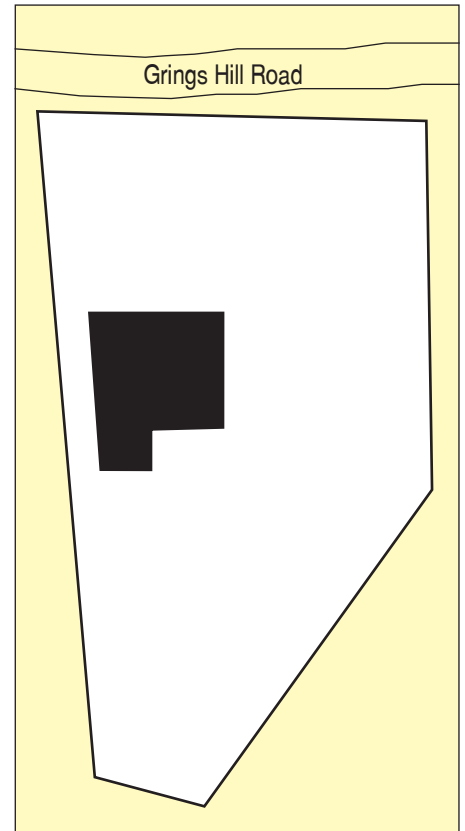
**DIRECTIONS:** From Denver, take Rt. 222 North to Mohnton exit. Turn left and go .3 mile to property on left.

**REAL ESTATE DETAILS:** A 1985 very clean 2-story house w/ approx. 1,894 sq. ft. on .38 acre level lot. House has maintenance-free vinyl siding and upgraded insulated windows; beautiful eat-in kitchen has abundant custom cabinetry (Kitchen Craft) & appliances; oversized living room w/ front windows; front foyer; recreation room; main level master bedroom w/ closet; 2 additional bedrooms upstairs; a full bathroom on main & second level; covered porch; large semi-finished daylight basement w/ laundry area & half bathroom; natural gas furnace; public water & sewer; central A/C; 200 amp elec. Service; Spring Twp.; Wilson School District; total taxes approx. \$5,164.00; zoned Moderate Density Suburban; come prepared to buy. Great location, only a short commute from Reading or Ephrata.

**OPEN HOUSE DATES:** Saturdays Sept. 22 & 29, from 1-3 PM. Call/Text auctioneer with questions at 717-587-8906

**REAL ESTATE BRIEF TERMS:** 10% of sold price day of auction, balance on Dec. 7, for complete terms call Attorney Kling & Deibler at 717-354-7700. This information has been provided to the buyer as a courtesy and is believed to be true/accurate, however buyer is responsible to verify any/all data.

**OFFERING 1% BROKER PARTICIPATION, REGISTRATION REQUIRED**  
Please visit our website at [www.martinandrutt.com](http://www.martinandrutt.com)



**AUCTION BY:**  
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