**(East Denver Area)**

**PUBLIC AUCTION**

**5.5 ACRES \* 2.5 STORY UPDATED HOUSE**

**OPEN FLOOR PLAN \* NICE KITCHEN \* 4-BR’s**

**LARGE 4-BAY 2 LEVEL SHOP \* PASTURE AREA**

**THURSDAY MAY 21, @ 6:30 PM**

**LOCATED AT:**  436 Hill Rd. Denver Pa. 17517

**DIRECTIONS:**  From Rt. 272 (at Park Place Diner), turn on Hill Rd.  Travel 1+ mile to property on left.

**REAL ESTATE:**  A very nice colonial 2.5 story house with an open floor plan & large shop on mostly level 5.5 acre lot.  House has real sandstone & vinyl siding; approx. 2,634 sq. ft.; beautiful Oak custom kitchen w/ built-in appliances; abundant cabinetry & counter tops, cereal pantry, sink window overlooking sprawling backyard; open to dining area; open to huge LR w/ side Bay style window; front formal DR or additional LR; family room w/ deep window wells; small office w/ private access; main level laundry room; spacious brick paver patio; master BR w/ nice closet; 3 additional BR w/ closets; a roomy full bathroom on each level; unimproved basement; desirable natural-gas warm air heat;  also heat pump & central A/C; on-site well & septic; updated vinyl windows.

**DETACHED SHOP:**  An impressive, newer 63’ wide x 46’ deep 4-bay shop.   This 2 story stick-built structure has stone & steel exterior; (1 bay has a rear extension and is 58’ deep w/ mechanic pit); all concrete floor has lines in ready for floor heat; water hook-up; has full second level storage w/ outside door for forklift; huge backyard; pasture area has w/ high-tensile fencing; some wooded area; desirable Cocalico School District; E. Cocalico Twp.; zoning Conservation. Attorney Tony Schimaneck

**OPEN HOUSE DATES:**  Saturdays May 2 & 9, from 1-3 PM.  Call/Text auctioneer 717-587-8906.

**Please visit our updated website at www.martinandrutt.com**

**OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER**

**AUCTION FOR:**  ROBERT Q. & BETH A. LANDIS

**AUCTION BY:**  MARTIN & RUTT AUCTIONEERS    AY-2189-L

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