



(East Denver Area)



PUBLIC AUCTION

**5.5 ACRES * 2.5 STORY UPDATED HOUSE
OPEN FLOOR PLAN * NICE KITCHEN * CLEAN * 4-BR's
LARGE 4-BAY 2 LEVEL SHOP * PASTURE AREA
THURSDAY, MAY 21, 2020 @ 6:30 PM**



UPDATED 2.5 STORY HOUSE



63'X 46' DETACHED 4-BAY SHOP



REAR CHARMING PATIO

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 DETAILS: 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 w/ front window; open to huge living room w/ side Bay style window & oversized closet; front formal dining room or additional living room; family room w/ deep window wells; small office w/ private access; main level laundry room w/ sink & outside entrance to spacious brick paver patio (perfect spot for entertaining); charming, front wrap-around covered porch; second level has 19'x 13' master bedroom w/ nice closet; 3 additional bedrooms w/ closets; a roomy full bathroom on each level; a stunning leaded glass door in front; unimproved basement; desirable natural-gas warm air heat; also heat pump & central A/C; natural-gas fired domestic water heater; on-site well & septic; updated vinyl windows; upgraded roof; new wiring & plumbing in 2004; 200 amp electric service; water filter.

DETACHED SHOP: An impressive, newer 63' wide x 46' deep 4-bay shop. This stick-built structure has stone & steel exterior; desirable steel roof w/ 4 dormers; two overhead doors are 10'x 12' wide, & 2 overhead doors are 8'x 9' wide (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; 100 amp electric; has full second level storage w/ outside door for forklift; huge backyard; pasture area has w/ high-tensile fencing; assorted fruit trees; some wooded area; desirable Cocalico School District; E. Cocalico Twp.; total taxes approx. \$8,351; zoning Conservation.

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

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

Additional info on
reverse side

