



(Leola Area)



PUBLIC AUCTION

**SUPER NICE 3-BEDROOM RANCHER * DETACHED SHOP
FINISHED BASEMENT * CENTRAL A/C * CHERRY KITCHEN
MANY RECENT UPDATES * ABSOLUTELY READY TO MOVE-IN
THURSDAY, AUGUST 4, 2022 @ 6:30 PM**



3-BR BRICK RANCHER



24'X 24' DETACHED SHOP



STUNNING CHERRY KITCHEN

Located at 83 Blaine Ave. Leola Pa. 17540

DIRECTIONS: From Rt. 23 at the Fulton Bank, turn North on Conestoga St. to left turn on Blaine Ave. to property on right.

REAL ESTATE DETAILS: An extremely nice 3 bedroom brick Rancher w/ approx. 1,678 sq. ft. and detached 2-car garage on .36 acre level lot. House was built in 1958; has a front door foyer w/ flag-stone flooring; a stunning solid Cherry kitchen w/ abundant counter space, refrigerator, dual fuel w/ gas stove top & elec. oven, dishwasher, sink disposal, skylights, tile backsplash; open to dining area w/ patio door to treated wood 21'x 14' deck, built-in display shelf, & hardwood flooring; impressive 22'x 14' front living room has distressed brick-looking fireplace w/ gas logs, vaulted 11.5' ceiling, open cove-area for item display; primary bedroom #1 14'x 13.6' w/ double door closet; bedroom #2 13'x 11' w/ closet; bedroom #3 14'x 13' w/ double closets; inspiring full bathroom w/ granite top double sink, tile shower w/ glass front, tile walls/floor; guest powder bathroom w/ pedestal sink & wainscoting walls; large hall closet; entire main level has Oak hardwood flooring except kitchen has custom vinyl flooring; 1-car attached garage w/ new paint. Lower level offers additional approx. 800 sq. ft. living area; has recently finished family room w/ painted wooden walls, display shelf around the top, vinyl flooring; recreation room; new second full bathroom w/ shower stall; laundry work area w/ auto washer/gas dryer, & wash-tub sink; utility room; central vacuum system; new water heater; natural gas warm air furnace; central A/C; public water & sewer; water treatment system; total natural gas house.



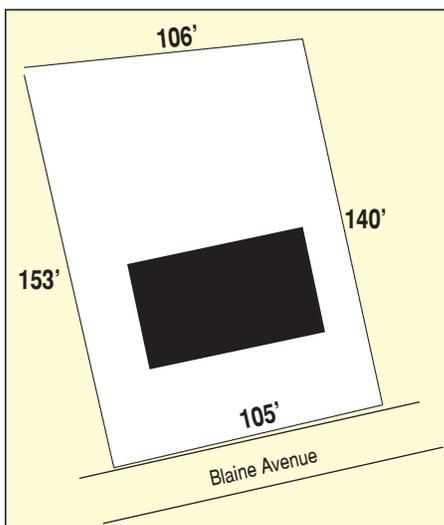
CHARMING LIVING ROOM

DETACHED GARAGE/SHOP: A newer custom-built 24'x 24' garage or shop has 2 garage bays w/ insulated overhead doors; in-floor radiant heat; 10' ceiling; water hook-up; Upper Leacock Twp.; desirable Conestoga Valley School District (only a few 100 ft. to elementary school); total taxes approx. \$3,587.

AUCTIONEER NOTE: This house is very impressive with many recent updates; new painted brick exterior; new stone front walk-way; new macadam driveway; new 21'x 14' rear deck; nice rear stone-paver patio; good shingle roof; new gutters; good windows; new landscaping; nice 12'x 10' storage shed; includes snow blower; lawn mower; chest freezer. This house really needs to be seen to appreciate. The owners are moving out of the area, please make plans to buy.

OPEN HOUSE DATES: Saturdays, July 23 & 30, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

REAL ESTATE TERM: \$25,000 down payment day of auction, balance in 60 days or before. This auction is being held under the terms prepared by Attorney Kling, Deibler & Glick 717-354-7700.



**Offering 1% Broker Participation, Agents need to register.
Please find our website www.martinandrutt.com or Facebook or Instagram**

**AUCTION BY:
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AY2189
John J Rutt II (717) 587-8906
Michael J. Martin (717) 371-3333**



**AUCTION FOR:
BARRY L. & VICKIE L. KRICK**