



(Lititz Area)



PUBLIC AUCTION

REAL STONE RANCHER * .72 ACRE LOT

2-CAR GARAGE * HUGE KITCHEN/DINING AREA

THURSDAY, APRIL 20, 2023 @ 6:00 PM



REAL STONE RANCHER



HUGE EAT-IN KITCHEN



NICE COUNTRY SETTING

Located at 641 W. Lincoln Ave. Lititz Pa. 17543

DIRECTIONS: From Rt. 501 in Lititz, turn West at the traffic light on w. Lincoln Ave, go approx. 1 mile to property on the right.

REAL ESTATE DETAILS: A wonderful real stone Rancher w/ 2 bedrooms & 2 car garage on .72 acre country lot. House was built in 1962 and has approx. 1,935 sq. ft. on main level w/ abundant natural light. House includes a 33'x 14' kitchen/dining area w/ solid Cherry wood cabinetry, lots of counter space, small appliance cabinet, built-in dishwasher, patio doors to small concrete patio, dining area has huge rear window & storage closet; front 14.5'x 12.5' formal dining or family room w/ built-in cabinetry; front 21.5'x 14.5 living room w/ real stone 2-sided fireplace; primary 14.5'x 14' bedroom w/ double closet; second 12'x 11' bedroom w/ closet; 2 full bathrooms; laundry room w/ sink; spacious 2-car attached garage; stairway leads to unimproved upper level storage area (rear dormer could add abundant additional living area). Lower level has full basement w/ huge open area, small kitchenette, wood stove for heat; shuffle board area; utilities room. House has oil heat by radiant floor (2-newer 275 gallon tanks); on-site well & septic; updated insulated windows are wrapped; older central vac system; desirable Warwick Twp. & School District; total taxes approx. \$4,224.

AUCTIONEER NOTE: This is a rare property because of its country setting surrounded by organic farms. Has a 5-year old 24'x 12' shed w/ concrete floor. Mature shade trees and lots of windows makes this house easy to cool in the summer. If you have been looking for a special property w/ 1-level living please don't miss this opportunity.

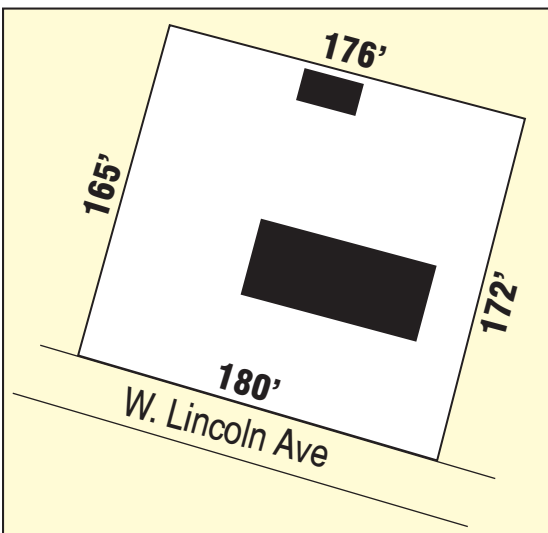
OPEN HOUSE: Saturdays, April 1 & 8, from 1-3 PM. Call/Text auctioneer 717-587-8906.

BRIEF TERMS: 10% of sold price down day of auction, balance on or before 60 days. This auction is held under the terms provided by Attorney Tony Schimaneck 717-299-5251.

Please visit our website at www.martinandrutt.com or Facebook or Instagram



SCAN TO VIEW



AUCTION BY:
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AUCTION FOR:
RUTH S. MARTIN