



(New Holland Area)



PUBLIC AUCTION

**3-BEDROOM 1.5-STORY HOUSE * LOW MAINTENANCE
NEWER ROOF & VINYL WINDOWS * DETACHED GARAGE
HARDWOOD FLOORING THRU-OUT * 2004 CADILLAC CTS
THURSDAY, JULY 27, 2023 @ 6:00 PM**



SOLID HOUSE * 3-BEDROOMS



BACK OF HOUSE

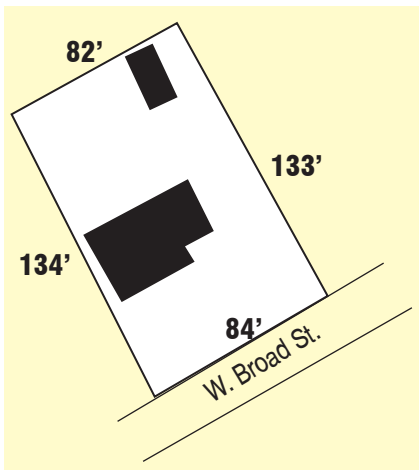


EAT-IN KITCHEN

Located at 521 W. Broad St. New Holland Pa. 17557 * New Holland Boro

DIRECTIONS: From Rt. 23 on the West side of New Holland, turn North on Hoover Ave. to first Left turn on W. Broad St. to house on the right.

REAL ESTATE LISTING: A 1.5-story house w/ Holland stone exterior on .25-acre level lot. This house was built in 1956; has approx. 1,565 sq. ft. Main level includes 19'x 13' eat-in kitchen w/ painted wooden cabinetry, sink window overlooking the backyard, pantry closet, L-Shaped counter, elec. stove; front 16'x 13.5' living room w/ front window; 12.5'x 11.5' primary bedroom w/ closet; x 10.5' 12.5' bedroom #2 w/ closet; full bathroom w/ new vanity; 18'x 18' sunroom built on the side. Second level has 32'x 10' bedroom #3 w/ abundant closet space and knee-wall storage. Unimproved daylight basement is all open space (35'x 27') w/ laundry hook-up; attached 1-car basement garage (20'x10.5') w/ overhead door. Public water & sewer; hardwood flooring through-out; oil HW radiator furnace; also Elec. heat-pump w/ central A/C; new roof in 2014 w/ warranty; replaced vinyl windows w/ lifetime warranty; updated Square-D breakers; Garden Spot S.D.; total taxes approx. \$3,045.



DETACHED GARAGE & CAR: Detached portable 24'x 14' garage w/ automatic overhead door; electric hook-up. White 2004 Cadillac CTS sedan w/ desirable 3.6 V-6 VVT engine; Tan leather interior; good options, 107,000 miles, garage kept, good inspection 11-23.

OPEN HOUSE DATES: Saturday July 15 from 1-3 PM. Call/Text Auctioneer for private showing 717-587-8906.

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

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**OFFERING BROKER PARTICIPATION, R.E. AGENTS TO NEED REGISTER
BID ON-LINE ANYTIME FROM OUR WEBSITE**



SCAN TO VIEW

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



**AUCTION FOR:
FERN M. HOWE ESTATE**