



(New Holland Area)



PUBLIC AUCTION

3-BDRM 3-BATH BRICK RANCHER w/GARAGE * .34-AC. LOT **BEAUTIFUL NEW KITCHEN * HUGE NEW DECK/PATIO **

TUESDAY, AUGUST 29, 2023 @ 6:30 PM



NEW COMPOSITE DECK



3-BDRM RANCHER * .34-AC. LOT

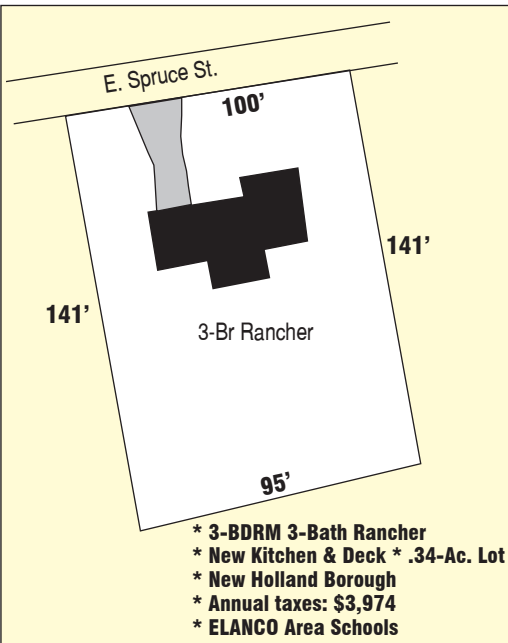


INVITING NEW FRONT PORCH

Located at 214 E. Spruce St. New Holland, PA 17557

DIRECTIONS: From Main St. (Rt. 23) New Holland take N. Railroad Ave. ¼ mile to right on E. Spruce St to home on right.

REAL ESTATE: Consists of a professionally updated 3-bedroom, 3-bath 1,460 sq. ft. brick rancher w/garage on a .34-acre lot. Main floor features a beautiful new kitchen w/white cabinetry, quartz counters, center island/bar; SS appliances included; new laminate flooring; dining area open to 16'x22' living room w/electric FP, crown molding; laundry w/sink & cabinetry, double pantry; attached garage; full bath; 3-bedrooms w/closets; master suite has private full bath; outstanding new composite 20'x28' rear deck/patio area; inviting 20'x16 front porch w/attractive new front entrance; lower level includes 1,100 sq. ft. finished area for gym/rec room, family room, bonus room w/brick FP; central AC/heat pump; good shingled roof; insulated windows; 200 amp svc; public water & sewer; professionally landscaped; annual taxes: \$3,974. Eastern Lancaster Co. Schools.



**OPEN HOUSE: Aug. 10 from 5-7 PM & Aug. 19 from 1-3 PM
for info call/text auctioneer @ (717) 371-3333.**

TERMS: 10% down day of sale, balance in 60-days. Attorney: Kling, Deibler & Glick (717) 354-7700.

Note: *Beautifully updated brick rancher, valuable amenities throughout; outstanding new façade & stunning new composite rear deck/patio area; peaceful farmland views both front and back!*

**** OFFERING BROKER PARTICIPATION **
** CONTACT AUCTIONEER TO REGISTER ****

For photos & complete listing visit www.martinandrutt.com



NEW KITCHEN W/APPLIANCES



SIT-UP BAR & DINING AREA



LIVING ROOM W/ELECTRIC FP



OUTSTANDING NEW DECK

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



AUCTION FOR:
Michael N. & Andrea N. Martin