



(Brownstown Area)



# HY-BRID PUBLIC AUCTION

**4-BEDROOM BRICK CAPE-COD \* LEVEL .29-ACRE  
2.5-BATHS \* EAT-IN KITCHEN \* FINISHED BASEMENT  
MONDAY, SEPTEMBER 11, 2023 @ 5:30 PM**



4-BR CAPE COD STYLE



BACK OF HOUSE



ROOMY EAT-IN KITCHEN

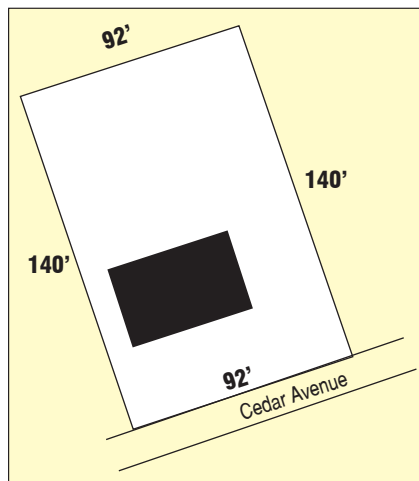


HARDWOOD IN BR'S

**Located at 49 Cedar Ave. Brownstown Pa. 17508**

**DIRECTIONS:** From Rt. 772 & Rt. 222 intersection in Brownstown, travel South on Rt. 772, to first road left, to property on the left.

**REAL ESTATE DETAILS:** A solid 1,550 sq ft Cape-Cod style house built in 1969 w/ 4-bedrooms & 1-car garage on .29-acre lot. Main level includes a 17'x 11.5' eat-in kitchen w/ sink window, abundant cabinetry & appliances; 20'x 11.5' living room w/ triple-hung front windows, hardwood flooring, & coat closet; (2) full bathrooms; BR #1 is 13'x 11.5' w/ closet; BR #2 11.5'x 11' w/ closet, (BR's have hardwood flooring); 8'x 7.5' laundry w/ sink & storage cabinet; charming rear deck; 20'x 11.5' 1-car attached garage. Second level has (2) additional 15'x 15' bedrooms w/ closets; balcony; half bathroom; lots of storage. Half-daylight basement has 29'x 22' L-shaped family room; 12'x 11' recreation room; work room. Public water & sewer; elec. heat; elec. domestic water heater (2021); fenced-in rear yard; W. Earl Twp.; desirable C.V. School District; total taxes approx. \$3,059. House is clean but could use some updating. This would make a fantastic house for first-time home buyer or has great investment possibilities.



**OPEN HOUSE DATES:** Saturdays, Aug. 19 & 26, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

**BRIEF TERMS:** \$25,000 down payment the day of auction, balance in 45 days. This auction is held under the terms provided by Attorney Kling, Deibler & Glick 717-354-7700

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SCAN TO VIEW

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



**AUCTION FOR:  
LINDA D. (late PAUL B.) NAUMAN**