



(Gordonville/Intercourse Area)



PUBLIC AUCTION

2-BDRM 1-BATH RANCHER w/1-CAR GARAGE NICE LEVEL CORNER LOT * .31-ACRE TRACT

TUESDAY, SEPTEMBER 12, 2023 @ 6:30-PM



1-CAR GARAGE & CARPORT



2-BDRM 1-BATH RANCHER

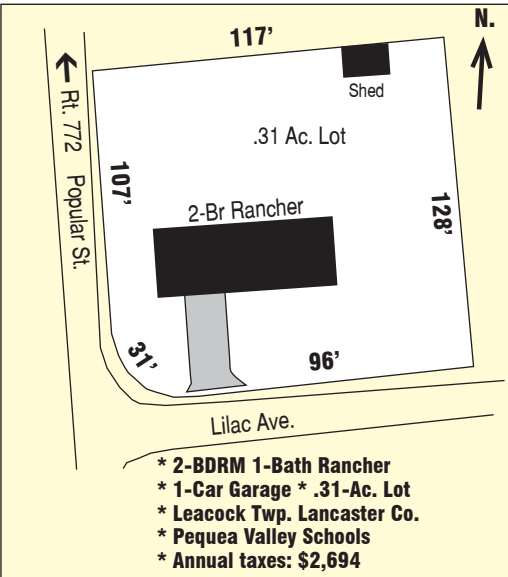


.31-ACRE CORNER LOT

Located at 3617 Lilac Ave. Gordonville, Pa. Leacock Twp. Lancaster Co.

DIRECTIONS: From Rt. 340 in Intercourse, Pa. take Rt. 772 E. to right on Poplar St. to home on left @ Lilac Ave.

REAL ESTATE: Consists of 912 sq. ft. 2-bedroom frame (1963) rancher/cottage w/attached 1-car garage on a .31-acre lot. Main floor features a birch cabinetry kitchen w/wall oven, range, pantry & sit-up bar; open to 11'x14' dining room w/vinyl flooring; 12'x18' living room w/HW flooring & bay window; full bath w/linen closet; 2-bedrooms w/closets & HW floors; attached 1-bay garage w/auto opener; laundry hook-up & sink, front & rear access doors; 9'x19' carport; basement measures 912 sq. ft. is unimproved w/concrete floor; oil furnace; central AC; 200 amp svc; public water & sewer; annual taxes: \$2,694. Garden shed measures 10'x16' nice level yard w/garden space; wide paved driveway plus parking area.



OPEN HOUSE: SAT. SEPTEMBER 2 & 9 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance on or before 60-days. **Attorney:** Dennis Hartranft (717) 738-2626.

Note: Charming 2-bedroom rancher needs some cosmetic updates; desirable location along a quiet side street two-blocks south of E. Newport. Rd.; easy walking distance to all amenities of the quaint village of Intercourse, Pa.

**** OFFERING BROKER PARTICIPATION ****

**** CONTACT AUCTIONEER TO REGISTER ****

For photos & complete listing visit www.martinandrutt.com



BIRCH CABINERY KITCHEN



LIVING ROOM W/BAY WINDOW



FULL BATH W/LINEN CLOSET



1-OF-2 BEDROOMS W/CLOSETS

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



AUCTION FOR:
the Ruth L. Blank estate
(Administrators-David Blank
(484) 764-6680
Anna E. Sauder & Gwendolyn D. Fellenbaum)