



(Denver Area)



PUBLIC AUCTION

BRICK 3-BEDROOM RAISED RANCHER * 1-CAR GARAGE

.44-ACRE LOT * NICE REAR PATIO * GREAT AREA

TUESDAY SEPT. 5, 2023 @ 6:00 PM



3-BR ALL-BRICK RANCHER



BACK OF HOUSE & PATIO



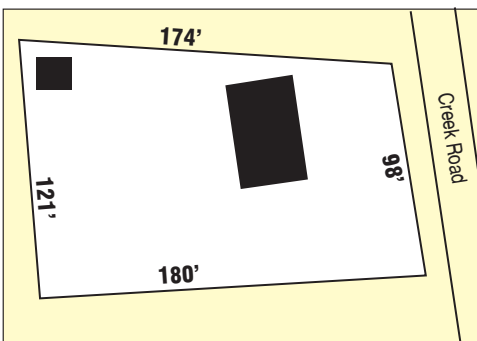
SPACIOUS EAT-IN KITCHEN

Located at 385 Creek Rd. Denver Pa. 17517

DIRECTIONS: From Main St. in Denver, turn North on N. 6th St. to left turn on Creek Rd., to second house on the left.

REAL ESTATE DETAILS: A nice all brick raised Rancher w/ 3 bedrooms on .44-acre lot. House was built in 1955; has approx. 1,226 sq. ft. on main level plus full basement; main level includes 19.5'x 11.5' eat-in kitchen w/ solid Cherry cabinetry, sink window, built-in desk, all appliances; 19'x 12.5' front living room w/ large Bay style window; 3 bedrooms w/ closets & hardwood flooring; full bathroom w/ tub shower; front door foyer; rear concrete patio w/ roof. Lower level daylights out the side w/ 19.5'x 12' 1-car attached garage; large open room includes laundry hook-up. New shingle roof in 2019; new central A/C & heat pump unit in 2022 (second in-line elec. heat); updated 200-amp elec. service; on-site well w/ filter & UV light; septic system; updated well pump; brand-new elec. water heater; new domestic plumbing in 2020; shared driveway; storage shed; covered picnic area; W. Cocalico Twp; Cocalico School District; total taxes approx. \$3,717.

OPEN HOUSE DATES: Saturdays Aug. 26 & Sept. 2, from 1-3 PM. Call/Text Auctioneer 717-587-8906



BRIEF TERMS: 10% of sold price down the day of auction, balance in 60 days or before. This auction is held under the terms provided by Attorney E. Richard Young

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

AUCTION BY:
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AUCTION FOR:
BARBARA & SHIRLEY KAUFFMAN
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