



(New Holland Area)



PUBLIC AUCTION

4-BDRM 2.5-BATH RANCHER w/2-CAR GARAGE * .32-AC. LOT CHERRY CABINETRY KITCHEN * FINISHED LOWER LEVEL * 24'x12' SHED

** STUNNING MOVE-IN READY HOME! **

TUESDAY, NOVEMBER 21, 2023 @ 4-PM



.32-AC. LEVEL CORNER LOT



4-BDRM RANCHER W/GARAGE

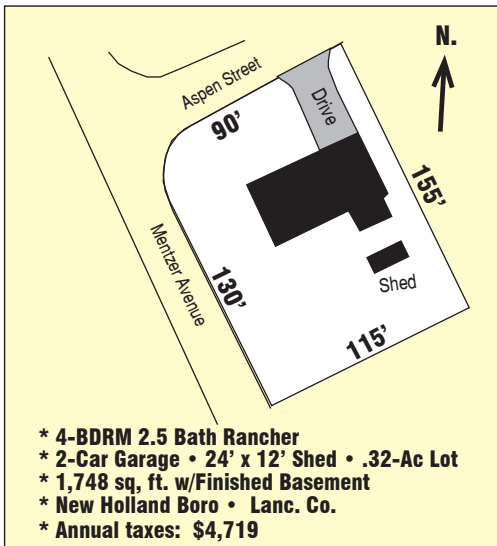


INVITING COVERED PORCH

Located at 234 Aspen St. New Holland, Pa. 17557

DIRECTIONS: From Main St. (Rt. 23) New Holland @ Orrstown Bank take Mentzer Ave. N. ¼ mile to home on corner @ Aspen St.

REAL ESTATE: Consists of a 1,748 sq. ft. 4-bedroom 2.5-bath (1989) brick & vinyl rancher w/2-car garage & 24'x12' utility shed on a level .32-ac. corner lot. Main floor features a beautiful Cherry cabinetry kitchen w/Corian countertops; fridge, range, DW & microwave included; cozy breakfast nook w/access to private rear patio/fenced courtyard; mud room/laundry w/mop sink, washer & dryer; 12'x14' formal dining room; powder room; 14'x18' family room w/brick FP & aux. LP stove w/remote (120 gal LP tank); den/4th bedroom; 22'x14' foyer/living room w/large bay window; full bath; 3-bedrooms w/closets, primary suite has private full bath; attached 2-car garage. Lower level includes a finished 504 sq. ft. recreation room; 1,200 sq. ft. utility & storage area; Superior walls; 200 amp svc; central AC/heat pump; public water & sewer; annual taxes: \$4,719. New shingled roof & insulated windows throughout! Outbuilding: a vinyl sided 24'x12' utility shed.



OPEN HOUSE: SAT. NOV 11 & 18 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance in 45-days. Attorney: Kling, Deibler & Glick (717) 354-7700

Note: Outstanding well-maintained home w/valuable amenities & tasteful décor throughout! Located along a quiet cul-de-sac at north end of town; property is in absolute move-in condition; wide macadam drive & large level corner lot!

FOR PHOTOS & COMPLETE LISTING VISIT www.martinandrutt.com



BEAUTIFUL CHERRY CABINETRY



FAMILY ROOM W/LP STOVE



LIVING ROOM W/BAY WINDOW



24'X12' VINYL UTILITY BARN

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



AUCTION FOR:
David A. & Katherine A. Swarner

AY2189