



(New Holland /E. Earl Twp. Area)



# PUBLIC AUCTION

## 4-BDRM 2.5-BATH CAPE COD w/1-CAR GARAGE DETACHED 1 & 2-CAR GARAGES \* .46-ACRE LOT THURSDAY, DECEMBER 14, 2023 @ 4-PM



4-BDRM 2.5 BATH CAPE COD



2,600 SQ. FT. HOME \* .46-AC. LOT



DETACHED 2-CAR GARAGE

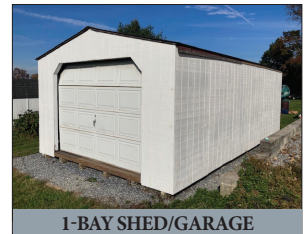
Located at 965 E. Main St. New Holland, Pa. E. Earl Twp. Lancaster Co.

**DIRECTIONS:** From New Holland Yoder's Market Complex follow Rt. 23 E. ¼ mile to property on left.

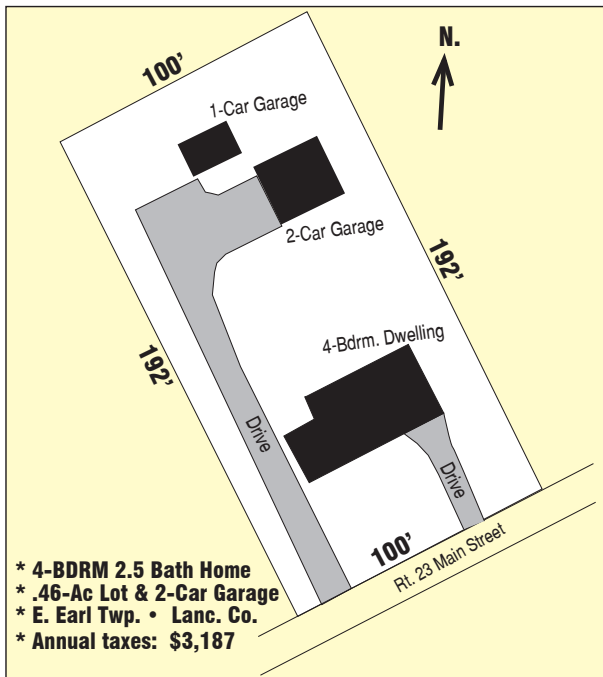
**REAL ESTATE:** Consists of a spacious 2600 sq. ft. 4-bdrm 1.5 story (1950) dwelling w/attached 1-car garage, detached 1 & 2-car garages on a .46-acre lot. Main floor includes an eat-in style 15'x14' kitchen w/painted wood cabinetry; 12'x13' dining/family room; 13'x25' formal living room w/brick FP, access to covered side porch; powder room; attached 1-car garage; laundry/mud room; upper level includes 4-bedrooms w/closets & full bath; basement features a utility room; central AC/oil furnace forced air heat; 624 sq. ft. in-law quarters; efficiency kitchen; full bath; bedroom/hobby room; bonus room; walk-out access; public water & sewer; residential zoning; annual taxes: \$3,187. **Outbuildings:** a masonry block 2-car garage; a frame 1-car garage; macadam drive & parking area; nice backyard & garden space.



FULL REAR DORMER



1-BAY SHED/GARAGE



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

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

**Note:** Charming 4-bedroom Cape Cod dwelling needs some cosmetic TLC/rehab. Property is located close to all conveniences & Garden Spot schools; potential AirBnB rental or in-law space.

For photos & listing visit [www.martinandrutt.com](http://www.martinandrutt.com)

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



**AUCTION FOR:**  
**Wayne & Rosella Keeny**

AY2189