



(New Holland Area)



PUBLIC AUCTION

BRICK CAPE-COD STYLE HOUSE w/ 4-BEDROOMS NEWER DETACHED 2-CAR GARAGE/SHOP * .46-ACRE VERY CLEAN & UPDATED HOUSE * NEW CIRCLE DRIVEWAY THURSDAY DECEMBER 7, 2023 @ 4:00 PM



NICE 4-BR CAPE COD



NEWER 32'X 24' SHOP

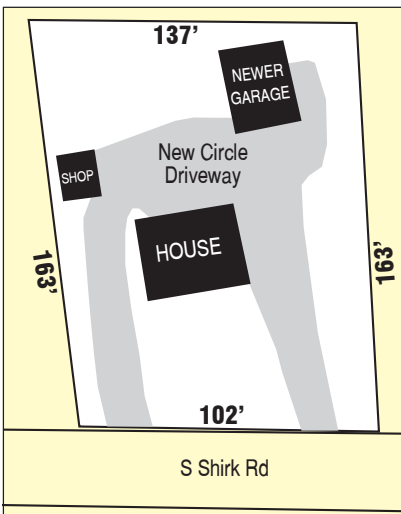


KITCHEN/DINING AREA

Located at 131 S. Shirk Rd. New Holland, PA 17557

DIRECTIONS: From Rt. 23 on the West side of New Holland, turn South on S. Shirk Rd (at Sheetz) to property on the left.

REAL ESTATE: A very nice/updated 2-story Cape Cod style brick house w/ approx. 1,927 sq. ft. & 4-bedrooms, detached newer stick-built garage/shop on .46-acre lot. House was built in 1950, main level has 16'x 14' eat-in kitchen w/ sink window, LP-Gas cook stove, hardwood flooring, sink disposal (2022); open to 21'x 12' dining room w/ hardwood & tile flooring; 18'x 12' front living room w/ double-hung window & hardwood flooring; 12'x 11' primary bedroom w/ closet; 10'x 7' laundry room w/ sink, cabinetry & closet (includes washer/dryer); full bathroom w/ tub shower. Second level has 18'x 11' BR #2 w/ closet; 16'x 13' BR #3 w/ walk-in closet; 14'x 10.5' BR #4 w/ closet; hardwood flooring thru-out this level; full bathroom w/ step-in shower, double sink & tile floor. Lower level is unimproved 26'x 13' room w/ second exit (new Bilco door); storage room; furnace room. Public sewer; private well (+3,000 cistern w/ new liner); water softener, UV light, filters (2019); elec. domestic water heater (2021); updated wiring & 200-amp service; oil warm air furnace for main level & heat-pump for upstairs; 2-zone whole house A/C; updated roof & windows; concrete rear patio. This house is very clean, well maintained, and ready for its new owners.



(2) DETACHED GARAGE/SHOPS: Newer custom built 32'x 24' detached shop/garage has steel siding outside & inside, (2) 10'x 10' overhead doors; nice mechanic's pit, higher ceiling, insulated, electric service, water hydrant, 2" x 6" exterior walls; concrete floor, oversized work-bench; built-in shelving, exterior dog kennel. Second 24'x 20' detached garage/shop, concrete block walls, concrete floor, high ceiling, electric service. Brand new Macadam circle driveway (10-2023); 24'x 54" above-ground pool w/ deck, newer pump, liner (2022); brand new privacy fence; underground dog-fence; Earl Twp; Garden Spot S.D; total taxes only \$3,649. Property is "Zoned Industrial" with Residential use, a rare opportunity for you.

OPEN HOUSE DATES: Saturdays Oct 28, Nov 11 & 25, from 1-3 PM.

BRIEF TERMS: 10% down payment the day of auction, balance in 60 days or before. This auction is held under the terms prepared by Attorneys Kling, Deibler & Glick 717-354-7700.

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



SCAN TO VIEW

AUCTION BY:
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AY2189

AUCTION FOR:
ELIAS B. & JERALDINE S.
STOLTZFUS