



(Denver Area)



PUBLIC AUCTION

3-BDRM 1.5-BATH SEMI-DETACHED 2-STORY HOME UTILITY SHED * IDEAL INVESTMENT/RENTAL PROPERTY!

THURSDAY, FEBRUARY 29, 2024 @ 4-PM



1,782 SQ. FT. LIVING AREA



3-BDRM 1.5-BATH 2-STORY HOME



3-BDRM SEMI-DETACHED HOME

Located at 200 N. 4th Street Denver, PA Lancaster Co. Cocalico Schools

DIRECTIONS: From Main St. Denver, PA take N. 4th Street 2-blocks to home on left.

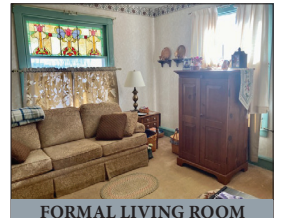
REAL ESTATE: consists of a 1,782 sq. ft. frame 2-story semi-detached 3-bedroom 1.5-bath dwelling on a corner lot. Main floor features a painted wood cabinetry kitchen w/gas range; breakfast area; ½-bath; 12'x12' formal dining room; 12'x10' living room; covered front porch; upper level includes 3-bedrooms & full bath w/shower/tub combo; unimproved basement w/laundry hook-up, washer & dryer included, oil forced warm air furnace/central AC; storage area; public water & sewer; annual taxes: \$2,625. Outbuilding: a 10'x16' utility shed w/overhead garage door; Koi pond & patio area w/ privacy fence..



PAINTED WOOD CABINETRY KITCHEN



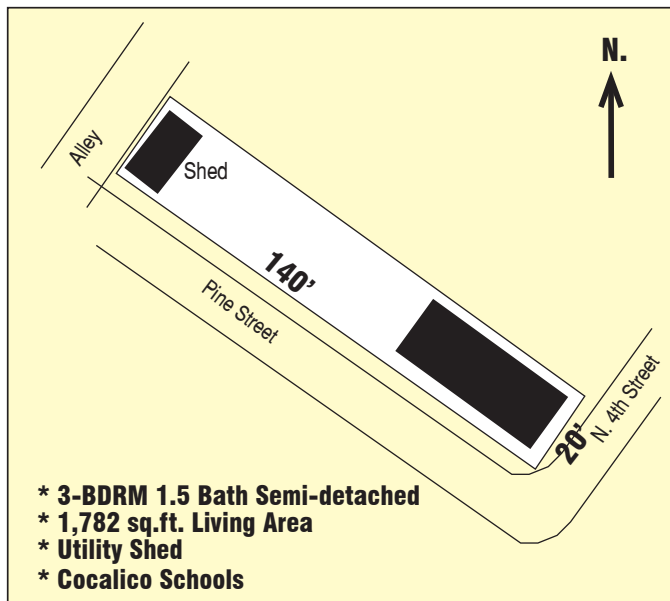
EAT-IN STYLE KITCHEN



FORMAL LIVING ROOM



10X16 UTILITY SHED/GARAGE



OPEN HOUSE: SAT. FEB. 17 & 24 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:** Patrick Deibler (717) 354-7700

Note: Well maintained 2-story semi-detached home along a quiet side street, after owning this property for 56-years the seller is downsizing. Property has great income potential as a residential rental or affordable entry level housing option

For photos & detailed listing visit
www.martinandrutt.com

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



AUCTION FOR:
NINA L. FISHER