



(Leola & Leacock Area)



HYBRID PUBLIC AUCTION

AFFORDABLE RANCH STYLE HOUSE * .30-ACRE LOT 3-BEDROOMS * CLEAN * FENCED-IN YARD * REAR DECK

TUESDAY, MARCH 19, 2024 @ 6:00 PM



CHARMING RANCHER



NICE DECK & COVERED PORCH



BEAUTIFUL EAT-IN KITCHEN



WONDERFUL FIN. BASEMENT

Located at 31 Kevin Court, Leola PA * Upper Leacock Township

DIRECTIONS: From Rt. 23 between Leola & Leacock, turn North on Quarry Rd. to right turn on Kevin Ct., to first house.

REAL ESTATE: A cute Ranch style house w/ 3-bedrooms & 2-bathrooms on level .30-acre lot. This stick-built house has vinyl siding; approx. 1,000 sq. ft. on main level plus additional 700+ in finished basement; 21'x 10.5' eat-in kitchen w/ wooden cabinetry (painted Black), all appliances, sink window, rear patio doors; 17.5'x 11.5' living room w/ front window; 11.5'x 11' #1-bedroom w/ double door closet; 11.5'x 9.5' #2-bedroom w/ double door closet; 11.5'x 8.5' #3-bedroom w/ closet; full bathroom; laundry closet includes stacking washer/dryer unit; hardwood flooring thru-out main level; attached 21'x 10.8' 1-car garage; 15'x 12' stamped concrete patio; stamped concrete front walk-way; inviting 24'x 10' covered rear deck. Lower level has 28'x 21' finished living room w/ Propane heated fireplace, W/W carpet & drywall; half bathroom; 20'x 10' utilities room w/ wood-board walls; sump-pump. Replaced shingle roof (2012); heat-pump & A/C; public water & sewer; fenced-in yard w/ desirable PVC fence; 14'x 14' corner storage shed; newer macadam driveway; Upper Leacock Twp.; Conestoga Valley School District; taxes only \$3,104. A very clean house that will be ready for immediate occupancy.

OPEN HOUSE DATES: Friday, March 8th, 6-8 PM and Saturday, March 9th, 1-3 PM. Call/Text Auctioneer 717-587-8906.

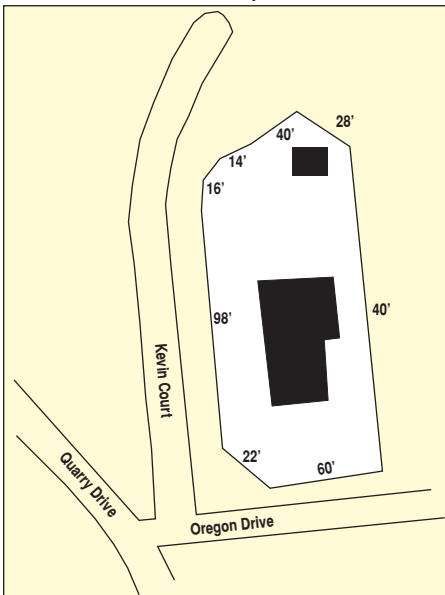
BRIEF TERMS: \$25,000. down payment the day of auction, balance in 60-days. For complete terms please call Attorney Glick, Goodley, Deibler & Fanning LLP 717-354-7700.

Visit our website at www.martinandrutt.com or Facebook or Instagram

Internet bidding will be available * Offering broker participation



SCAN TO VIEW



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



AY2189

AUCTION FOR:
ELIAS B. & JERALDINE S. STOLTZFUS