



(Vinemont/Reinholds Area)



# PUBLIC AUCTION

**LARGE UNCOMPLETED POST/BEAM HOME**

**3.78 ACRES \* SEMI WOODED LOT \* 2 DEEDS**

**ATTACHED 2-CAR GARAGE \* PRIVATE SETTING**

**THURSDAY, DECEMBER 13, 2018 @ 4:00 PM**



UNFINISHED TIMBERFRAME HOUSE



STONE FIREPLACE



POST & BEAM STYLE

**Located at: 29 James Rd. Reinholds Pa 17569**

**DIRECTIONS:** From the 4-way stop sign in Reinholds, travel North on N. Ridge Rd. (becomes Fritztown Rd.) approx. 2.5 miles to left turn on Vinemont Rd. Travel 1 mile to left turn on James Rd., go to the end of the cul-de-sac and driveway goes straight ahead (house on right).

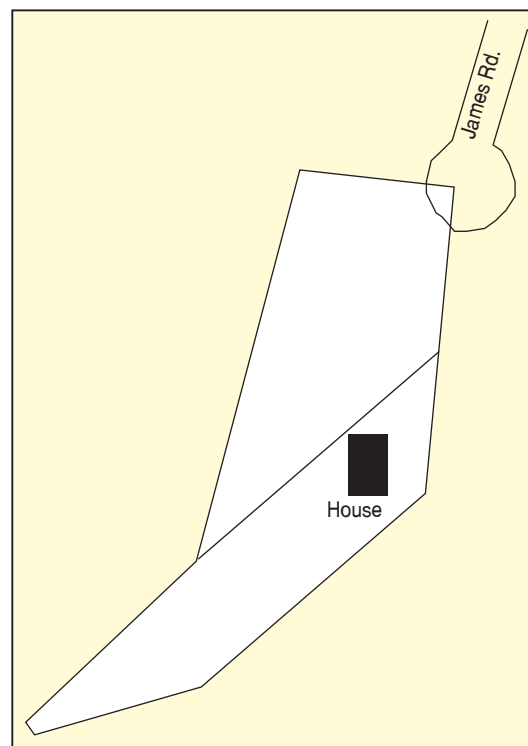
**REAL ESTATE DETAILS:** A large uncompleted timberframe house (Post & Beam Style) on 3.78 acre wooded lot w/ private setting. House is mostly complete outside, house incomplete inside; lofty cathedral ceilings on both ends (one has impressive stone fireplace); three levels all have space for bedrooms; 2 full baths; 2 half baths; no kitchen cabinetry (has brick hearth for woodstove); no floor coverings installed (includes 800 sq. ft. 2.5" Bruce prefinished, 13-6/8x 13-6/8 Italian ceramic tile=260 sq. ft., solid Oak tongue & groove wainscoting for 3rd floor); oversized plate windows open view to woods; 10' poured concrete basement walls; oversized 2-car attached garage on main level; multiple storage rooms in 2,000 sq. ft. lower level; oil fired heat; central A/C (unit needs repair); on-site well & septic; both deeds sold together. The Gass' started this dream property years ago, but never came to completion (needs occupancy permit). They are very serious about saying sold, come prepared to buy at auction.

**OPEN HOUSE DATES:** Saturdays, Dec. 1 & 8, from 1-3 PM. Call/Text auctioneer for more details at 717-587-8906.

**BRIEF TERMS:** 10% down day of auction, settlement in 60 days. For complete terms call Attorney Kling & Deibler at 717-354-7700. This information is believed to be true/accurate and has been provided as a courtesy to the buyer. However, buyer is responsible to verify any & all information. Auction is held according to Attorney's terms.

**Please visit our website at [www.martinandrutt.com](http://www.martinandrutt.com)**

**FREE REFRESHMENTS AT OUR AUCTION**



**AUCTION BY:**

**MARTIN & RUTT AUCTIONEERS**  
**AY2189**

**John J Rutt II (717) 587-8906**

**Michael J. Martin (717) 371-3333**



**AUCTION FOR:**  
**HENRY S. & COLLEEN GASS**