



(Schoeneck Area)



PUBLIC AUCTION

2 PROPERTIES SOLD TOGETHER * 2-DEEDS

#1, CHARMING 2-STORY * 3 BR * 42'x 24' DETACHED

#2, NICE 2 BR RANCHER * DETACHED GARAGE

TOTAL 3.58 ACRES * PASTURE & PLAY AREA

MONDAY, MARCH 25, 2019 @ 6:00 PM



BEAUTIFUL COLONIAL HOUSE



NICE BRICK WORK



BACK OF HOUSE

Located at: 345 Hartings Park Rd. * 300-A S. Cocalico Rd. Unit-A (both) Denver Pa.

DIRECTIONS: From 4-way stop sign in Schoeneck, travel North on N. King St. for half mile to right turn on Hartings Park Rd. to property on right.

REAL ESTATE DETAILS: **Deed #1;** A beautiful Colonial 2-story frame/brick house w/ 3 bedrooms, attached garage & detached shop on 2.33 acre lot. House is very clean and has approx. 2,530 sq. ft.; outstanding 20'x 13' (2015) eat-in kitchen w/ country painted custom Martin cabinetry, tile back-splash, all appliances, vinyl flooring, sink window overlooking backyard; 20'x 13' formal dining room w/ front bow window & built-in custom cabinetry; stunning (2017 remodel) 24'x 18' sunroom has 13 new windows, new glass patio doors, carpet & radiant floor heat; charming 14'x 11' living room w/ built-in brick woodstove hearth; welcoming front foyer w/ coat closet; main level laundry room w/ cabinetry storage; 28'x 26' 2-car garage has heated radiant floor, second kitchen & (2) 7' high x 9' wide overhead doors; 24'x 17' 1-car garage w/ 7' high x 9' wide overhead door; half bathroom; 23.5'x 20' treated wood deck out the back w/ elec. Sunsetter Awning. Second level has 10'8" x 15'8" (2013) master bedroom w/ closet; full master bathroom w/ tub shower; 2-additional bedrooms both have closets; second full common bathroom w/ double sink & tile floor; whole house fan. Basement has approx. 896 additional sq. ft.; concrete walls & floor; stairway at both ends; newer insulated windows; oil fired H/W baseboard heat; central A/C on main level; water softener; **very nice 42'x 24' detached concrete block shop** w/ additional 10' lean-to out the back; stairs to second level storage; concrete floor, water hydrant, 2-overhead doors (1 is 7' high x 9' wide * 1 is 8' high x 16' wide); huge backyard & pasture area; total taxes are approx. \$5,826.00; zoned Residential. **DEED #2;** A clean Alum. siding Rancher has approx. 756 sq. ft. on 1.25 acre lot. House has eat-in kitchen w/ cabinetry; living room; 2 bedrooms; closets; full bathroom; laundry hook-up; elec. baseboard heat; detached 1-car garage w/ workshop area; large wood shed; total taxes are approx. \$2,108.00; zoned Residential.



42' X 24' DETACHED SHOP

AUCTIONEER NOTE: Great opportunity to buy two properties at one auction. Each property has its own deed. Properties are side-by-side and have some shared improvements. Each has its own water well, but they are linked together for water quality. Both have individual septic systems, but they are linked together (if one would have a problem, both properties could use one system); West Cocalico Twp; Cocalico School District. Both houses are in very nice & turn-key ready. Live in one and use second house for additional income.

OPEN HOUSE DATES FOR BOTH: Saturdays March 9 & 16, from 1-3 PM. Call/Text auctioneer for additional information at 717-587-8906.

BRIEF TERMS: 10% of sold price down day of auction, balance in 60 days or before. For complete terms please contact Attorney Michael P. Kane at 717-299-5251. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify all information and is buying the property as-is according to the terms of the Attorney.

Please visit our website at 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:
JANET W. MARTIN
(LATE MELVIN)



(Schoeneck Area)



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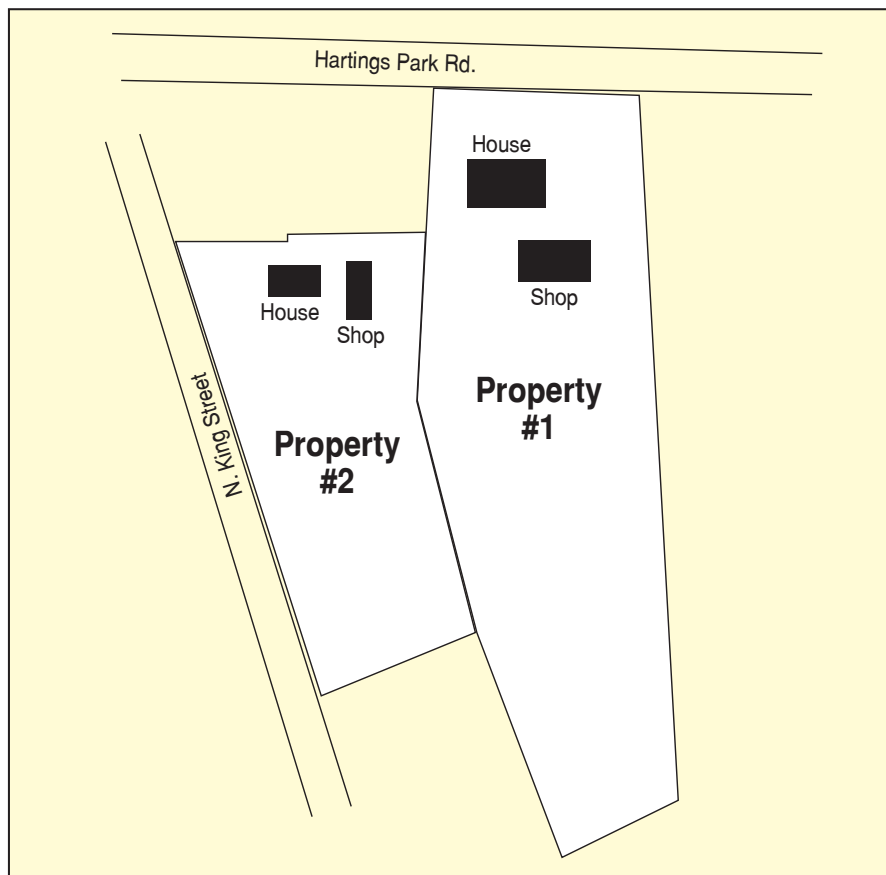
LIVING ROOM



FULL MASTER BATH



PROPERTY #2 (2-BR. RANCHER)



PROPERTY #2 (DETACHED SHOP)



PROPERTY #2 (EAT-IN KITCHEN)

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