



(Mt. Pocono Area)



PUBLIC AUCTION

4 BEDROOM * 1.5 STORY HOUSE * CLEAN

NICE LOCATION * DAYLIGHT BASEMENT * .34 AC.

SATURDAY, MAY 25, 2019 @ 12:00 NOON



CHARMING 4 BR HOUSE



COUNTRY PAINTED KITCHEN



HARDWOOD FLOORS THRU-OUT

Located at: 14 Kinney Ave. Mt. Pocono Pa. 18344

DIRECTIONS: From Rt. 611 in Mt. Pocono, turn East on E. Kinney Ave. to property on left.

REAL ESTATE DETAILS: A charming 1.5 story house w/ 4 bedrooms & daylight basement on .34 acre lot in a great area of Mt. Pocono. House has Alum. siding & hardwood flooring thru-out; includes an eat-in country kitchen w/ white painted cabinetry & sink window overlooking the backyard (all appliances); front living room w/ large front window & fireplace; side recreation room; 4 total bedrooms (2 on main level, 2 upstairs); full bathroom; daylight basement has laundry area; updated insulated windows thru-out; desirable oil fired H/W baseboard heat (updated furnace); public water & sewer; updated electric service panel; newer domestic water heater; property is zoned C-1 (Commercial), but is taxed as Residential till used as Commercial; total property taxes are approx. \$2,985.00; Pocono Mt. School District; Monroe Co; approx. 1,020 ft. sq. ft. Property is located in a very nice part of town, off-street paved parking, also has some mature shade trees. Walking distance to shopping & entertainment. Come prepared to buy because owners are serious about selling the day of auction.

OPEN HOUSE DATES: Saturdays May 11 & 18, from 1-3 PM. Call/Text auctioneer for information at 717-587-8906.

BRIEF TERMS: \$8,000.00 down day of auction, balance in 60 days or before, for complete terms please call Attorney Kling & Deibler at 717-354-7700. 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 according to the terms of the Attorney.

OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER

Please visit our website at www.martinandrutt.com

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



AUCTION FOR:
KIM & IAN ROBERTSON FAMILIES