



(North Denver Area)



PUBLIC AUCTION

COLONIAL RANCHER * FINISHED DAYLIGHT BASEMENT

1.9 ACRE WOODED LOT * 32'x 30' DETACHED GARAGE

ATTACHED GARAGE * 2 BR * NICE/QUIET AREA

TUESDAY, JUNE 25, 2019 @ 6:30 PM



CHARMING RANCHER



32' X 30' DETACHED GARAGE



KITCHEN/LIVING ROOM OPEN



OUTDOOR COVERED PATIO

Located at: 410 Paradise Rd. Denver Pa. 17517

DIRECTIONS: From Horseshoe trail Rd. & 6th St. intersection on East side of Denver, travel North on Horseshoe Trail Rd. for 1.5 miles to right turn on Paradise Rd., to first property on left.

REAL ESTATE DETAILS: A Colonial Rancher (stone/vinyl siding) w/ finished, full, daylight basement & detached 32'x 30' garage on 1.9 acre wooded lot. Built in 1976 this house has approx. 1,200 sq. ft. (plus additional 650 sq. ft. in lower level) includes an eat-in kitchen w/ hardwood cabinetry, beam ceiling, & sink overlooking backyard; open to living area w/ real stone fireplace & large window overlooking front yard; rear sunroom w/ plank flooring & wood interior siding; 2 bedrooms each w/ closet; full bathroom on each level; daylight basement has nice family room w/ brick hearth, coal stove & board walls; laundry hook-up; country style trim work though-out; oversized attached 1-car garage; rear treated wooden porch/deck; covered outdoor patio area; on-site well & septic; central A/C; elec. heat & coal stove; 200 amp elec.; cable hook-up; updated insulated windows; very quiet area, along a road with no exit at the opposite end. DETACHED 32'x 30' GARAGE has large overhead door; concrete floor; 10' ceiling; electric hooked up; chimney for wood stove; insulated; very nice. 12'x 20' storage shed w/ overhead door & elec.; zoned Residential; W. Cocalico Twp.; total taxes are approx. \$5,032.00. Minutes to conveniences, but a wonderful "park" like setting great for campfires and enjoying the outdoors.

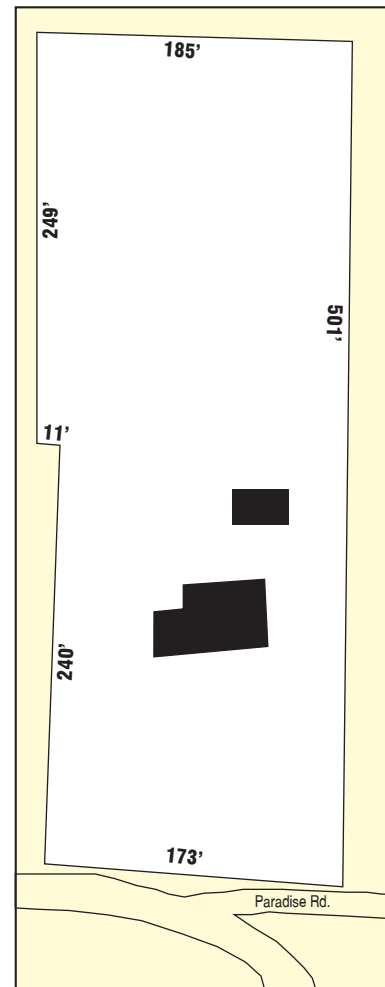
OPEN HOUSE DATES: Saturday June 8 & 15, from 1-3 PM. Call/Text auctioneer for more information at 717-587-8906.

BRIEF TERMS: 10% down day of auction, balance in 45 days or before. For complete terms please call Attorney Tony Schimaneck at 717-299-5251. This information has been provided as a courtesy to the buyer and is believed to be true and accurate, however buyer is responsible to verify all information and is buying the property according to the terms of the Attorney.

Please visit our website at www.martinandrutt.com

OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER

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:
LINDA K. FRANKFORT