



(Brickerville/Lititz Area)



PUBLIC AUCTION

**4-5 BDRM 2-STORY COLONIAL w/2-CAR GARAGE * 1.14-AC. LOT
CUSTOM KITCHEN CABINETRY * 3.5 BATHS * WORKSHOP**

THURS. AUGUST 8, 2019 @ 6:30 PM



MULTI-TIER DECKS & PATIO



4-5 BDRM COLONIAL W/3.5 BATHS

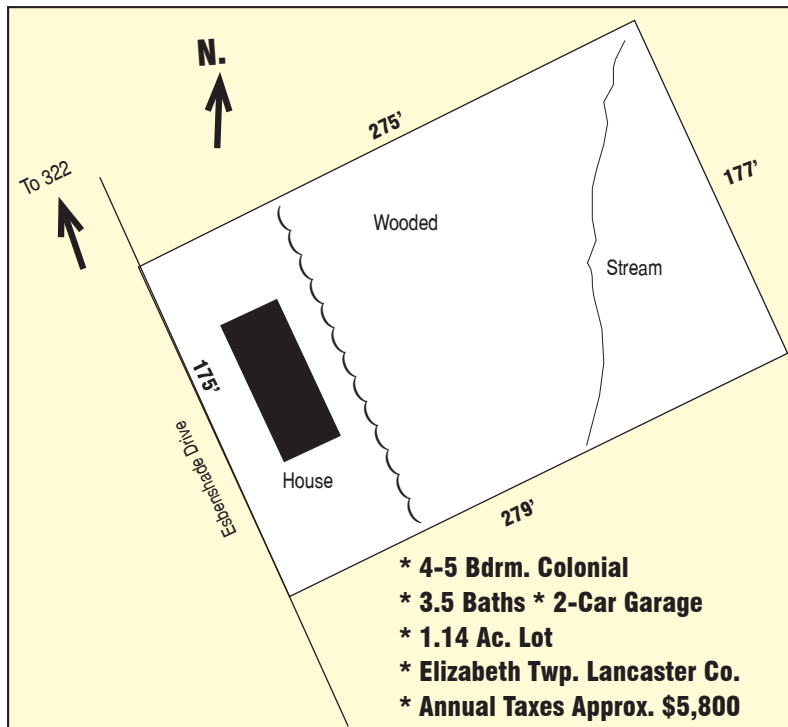


2-CAR GARAGE * 1.14 ACRE LOT!

Located at 123 Esbenshade Dr. Lititz, Pa. Elizabeth Twp. Lancaster Co.

DIRECTIONS: From Ephrata, Pa. follow Rt. 322 W. 3-mi. to left on Esbenshade Dr. (opposite Martin Paving) to home on left.

REAL ESTATE: consists of a (1989) custom-built one-owner 2,288 sq. ft. multi-level Colonial dwelling w/a 2-car garage on a 1.14-ac. partially wooded lot. Main floor features a living room w/bay window; formal dining room w/door to rear multi-tier decks & brick paver patio; custom oak cabinetry kitchen w/sit-up bar; walk-in pantry; office; nursery/craft room; master suite w/walk-in-closet & private bath; upper level includes 3-bdrms w/closets & full bath; lower level (2,068 sq. ft.) includes a 24'x18' family room w/brick hearth & built-in desk area; laundry; finished 18' x 26' rec room; full bath & 4th bedroom; 648 sq. ft. workshop room w/walk-out double doors; electric heat pump/central AC; central vac; 200 amp svc; on-site well & septic; annual taxes approx. \$5,800; attached 2-car garage w/ 1/2 bath. Lot is partially wooded with stream, footbridge & private fire-pit picnic area.



- * 4-5 Bdrm. Colonial
- * 3.5 Baths * 2-Car Garage
- * 1.14 Ac. Lot
- * Elizabeth Twp. Lancaster Co.
- * Annual Taxes Approx. \$5,800



CUSTOM KITCHEN



1 OF 5 BEDROOMS



LIVING ROOM



FOOTBRIDGE TO PICNIC AREA

**OPEN HOUSE: SAT. JULY 20 & 27 from
1-3 PM for info call auctioneer @
(717) 371-3333.**

TERMS: 10% down day of sale, balance on or before 60 days. **Attorney:** Tony Schima-neck (717) 299-5251

NOTE: *Spacious well-maintained custom-built home offers many amenities; private multi-tier decks & patio offer ample room for relaxing & entertaining; partially wooded lot is well-groomed & located on a quiet cul-de-sac.*

**For photos & listing visit
www.martinandrutt.com**

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



AUCTION FOR:
Leonard F. & Linda J. Dueck