



(Terre Hill Boro)



# PUBLIC AUCTION

**3-BDRM 2.5 BATH 2-STORY COLONIAL \* .50-ACRE LOT**  
**CUSTOM KITCHEN \* NEW DECK & PERGOLA \* UTILITY SHED**  
**SATURDAY, FEB. 1, 2020 @ 10-AM**



3-BR 2.5 BATH COLONIAL \* .50-AC.



VALUABLE UPDATES THROUGHOUT

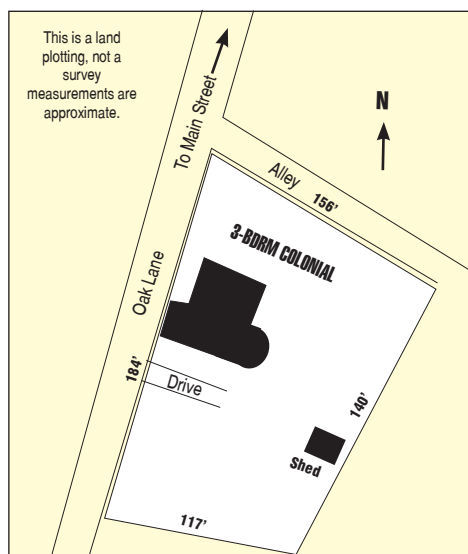


NEW DECK & PERGOLA

Located at 202 Oak Ln. Terre Hill, Pa. 17581

**DIRECTIONS:** From Main St. (Rt. 897) Terre Hill take Oak Ln. S to property on left.

**REAL ESTATE:** consists of a valuable updated 1,793 sq. ft. 2-story Colonial style dwelling on a .50-ac. lot. Main floor includes a kitchen w/new tile backsplash, tile flooring, appliances & pantry; powder room; dining room w/new wainscot & engineered HW floors; laundry/office area; sewing room; 18'x14' living room w/crown molding; spacious main floor master BR suite w/WIC & private bath; upper level features 2-bedrooms & full bath; walk-up attic storage; 338 sq. ft. basement family room; utility room w/oil furnace for radiant floor heat; reverse osmosis water treatment system; public water & sewer; energy efficient water heater; concrete steps Bilco door access; central AC; insulated windows & doors; charming covered front porch; new 321 sq. ft. composite rear deck w/ pergola; property is well maintained & in very good condition! Outbuilding: a 12'x16' vinyl utility shed w/garage door. Annual taxes: \$2,903



**OPEN HOUSE: SAT. JAN. 11 & 18 from 1-3 PM for info call**  
**auctioneer @ (717) 371-3333**

**TERMS:** 10% down day of sale, balance on or before 60-days.  
 Attorney: Kling & Deibler (717) 354-7700

**NOTE:** Charming fully renovated 3-bedroom Colonial offering tasteful décor throughout; plus an outstanding panoramic view of the Weaverland Valley; quiet side-street setting; maintenance free exterior; beautiful rear deck; pergola; hardscape retaining walls & brick paver sidewalks; desirable Elanco schools.

For photos & listing visit [www.martinandrutt.com](http://www.martinandrutt.com)



UPDATED CUSTOM KITCHEN



MASTER BR SUITE & BATH



LIVING ROOM W/CROWN MOLDING



12'X16' UTILITY SHED W/GARAGE DOOR

**AUCTION BY:**  
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 Michael J. Martin (717) 371-3333  
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**AUCTION FOR:**  
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