



(Black Creek Area)



# PUBLIC AUCTION of REAL ESTATE

**CLEAN 3 BEDROOM HOUSE w/ OPEN KITCHEN**  
**1-ACRE LOT \* PASTURE AREA \* 2 CAR GARAGE**  
**TUESDAY, JUNE 23, 2020 @ 6:00 PM**



COLONIAL SPLIT-LEVEL



NEW PASTURE AREA

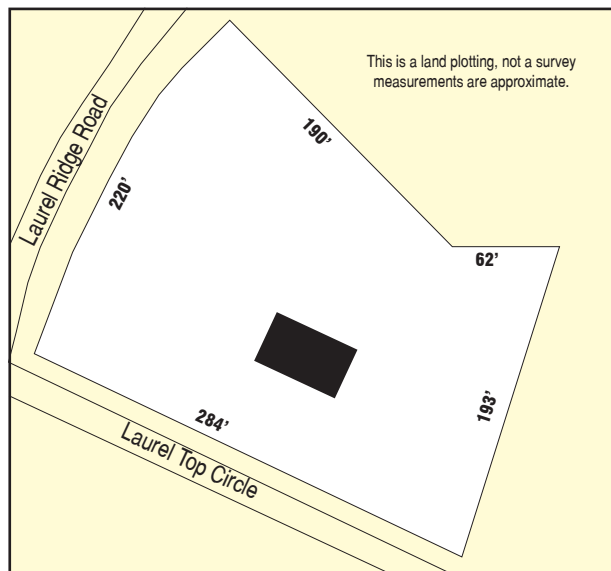


CLEAN OPEN KITCHEN

Located at 2303 Laurel Top Circle, Narvon Pa. 17555

**DIRECTIONS:** From Rt. 625, turn East on E. Black Creek Rd., to right on Laurel Rd., to right on Popular St., to right on Laurel Ridge Rd., to corner of Laurel Top Circle on left, Cul-de-sac. (only 12 minutes from Shady Maple Restaurant).

**REAL ESTATE DETAILS:** A 1-acre lot (some woods) w/ A 1-acre lot (some woods) w/ a 3 bedroom "Colonial Split-Level" & 2 car garage. House has approx. 1,900 sq. ft. of finished living area on both levels; very nice kitchen w/ real wood cabinetry, abundant counter space, newer S.S. appliances, sink window overlooking the spacious (& private) backyard; this is open to a charming dining area (spacious); open to large front living room, (Bay front window for lots of natural lighting); oversized rear sunroom (propane wall heat); 3 bedrooms on the main level (all have closet storage); 2 full bathrooms (1 on each level); laundry room; lower level family room w/ brick fireplace; lots of closet storage; 2 car garage w/ insulated doors; NEW central A/C & propane warm air w/ 500 gallon tank; good windows; 200 amp. Service; updated colors; on-site well & septic; good roof; new macadam driveway in 2018; new domestic water heater in 2020; fenced in pasture area w/ 4 board fence & box wire & 16'x 8' animal barn new in 2019; 14'x 8' storage barn; Caernarvon Twp. Lancaster Co.; Eastern Lanco School District; zoned residential; corner lot; total taxes only approx. \$3,223.



## OPEN HOUSE:

**Saturdays, June 13 & 20, from 1-3 PM. Call/Text Auctioneer at 717-587-8906.**

**BRIEF TERMS:** 10% down payment day of auction, balance in 60 days.  
For complete terms, please call Attorney Kling & Deibler at 717-354-7700.  
This auction is held under the terms of the Attorney.

**Please visit our updated website at [www.martinandrutt.com](http://www.martinandrutt.com) for pictures.**  
**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:**  
**JOHN & LYDIA RABER**