



(Bowmansville Area)



PUBLIC AUCTION

2-BDRM 2-STORY COLONIAL HOME * .12-AC. LOT

EXCELLENT INVESTMENT or STARTER HOME

VALUABLE RECENT UPGRADES THROUGHOUT!

MONDAY, JULY 27, 2020 @ 6-PM



800 SQ. FT. 2-BDRM COLONIAL



MAINTENANCE FREE EXTERIOR



DAYLIGHT WALK-OUT BASEMENT

Located at 108 Church St. (Bowmansville) Narvon, Pa. Brecknock Twp. Lancaster Co.

DIRECTIONS: From Rt. 625 in Bowmansville take Church St. east toward park to home on right.

REAL ESTATE: consists of a 2-bedroom frame 2-story Colonial style 800 sq. ft. home. Main floor offers a 16'x11' family room w/carpet; 12'x11' eat-in style kitchen w/modern cherry finish cabinetry, range, microwave, DW & fridge included; full bath & mudroom; 16'x6' covered front porch; upper level has 2-bedrooms w/window AC units, attic storage; daylight walk-out basement has 2nd kitchen, family room; laundry/utility room w/washer & dryer included; new electric water heater; electric heat; 200-amp service; well & public sewer; new macadam off-street parking for 2-cars w/attractive hardscape retaining wall; recent new roof; windows; insulation & siding; flooring; kitchen & bath; annual taxes: \$1,360. **Outbuildings:** include 2-frame utility garden sheds.

OPEN HOUSE: SAT. JULY 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: Property is well-maintained w/numerous recent upgrades throughout; maintenance free exterior. Proven income generating property @ \$835/mo. offers excellent return on investment. Home located on quiet side street close to park, churches, etc. easy access to Rt. 272/222 & 76.

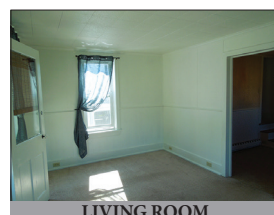
BROKER PARTICIPATION INVITED call auctioneer to register (717) 371-3333
For photos & listing visit www.martinandrutt.com



KITCHEN & APPLIANCES



DINING AREA



LIVING ROOM



BEDROOM #1 OF 2

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



AUCTION FOR:
Carl S. & Grace R. Martin
(717) 283-1215