



(East Earl / New Holland Area)



PUBLIC AUCTION

3-BDRM SPLIT-FOYER HOME w/2-CAR GARAGE * 1.1-ACRE LOT!

18' x 28' POOL & PATIO * 2-SHEDS * PERSONAL PROPERTY

MONDAY, OCTOBER 5, 2020 @ 5:30 / Real Estate @ 6-PM



3-BR HOME & 2-CAR GARAGE



2,100 SQ. FT. HOME * 1.1-AC. LOT



18' X 28' IN-GROUND POOL

Located at 1303 Reservoir Rd. New Holland, Pa. East Earl Twp. Elanco Schools

DIRECTIONS: From Rt. 322 East Earl take Rt. 897 S. 1.5-miles to right on Reservoir Rd. to home on right.

REAL ESTATE: consists of a 3-bdrm 2-bath; 2,100 sq. ft. (1973) split-foyer home on a rural 1-acre lot. Main floor features a custom cabinetry eat-in style kitchen w/appliances included; formal LR w/bay window; open staircase foyer; 3-bedrooms & full bath; nice rear patio/pool area; lower level 24'x25' family room w/FP & wood burner insert; full bath/laundry w/washer & dryer included; office; utility room & closets; 24'x24' 2-car garage/shop; on-site well & public sewer; electric heat w/wood stove aux.; 200-amp service; annual taxes: \$3,182. **Outbuildings:** include 2-10'x12' & 12'x16' frame utility barns plus firewood lean-to; large rear yard/garden area; abundant perennial gardens & beautiful landscaping around an 18'x28' in-ground pool & patio area.

OPEN HOUSE: SAT. SEPT. 12 & 19 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 well-maintained 3-bdrm home; private rural setting w/beautiful pool & patio area ideal for entertaining; wide macadam drive & parking area; desirable Elanco schools! Motivated sellers are relocating out-of-state.

**** BROKER PARTICIPATION INVITED ****

**** Call auctioneer for details! ****

For photos & listing visit www.martinandrutt.com

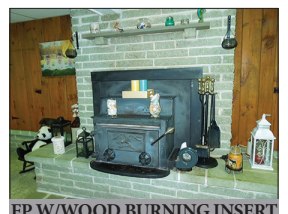
Personal Property @ 5:30 PM: Troy Bilt snow blower; bolt bin organizer; office desk; 2-dressers; night stand; brass headboard; wooden rocker; cedar chest; maple cradle; storage cabinet; stool; Schwinn exercise bike & treadmill; etc. Not many small items-please be prompt!



CUSTOM KITCHEN CABINETRY



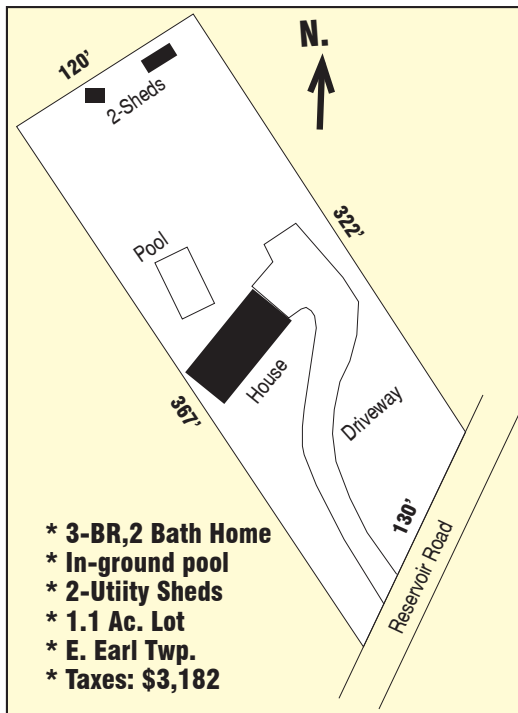
FORMAL LIVING ROOM



FP W/WOOD BURNING INSERT



TROY BILT SNOW BLOWER



- * 3-BR, 2 Bath Home
- * In-ground pool
- * 2-Utility Sheds
- * 1.1 Ac. Lot
- * E. Earl Twp.
- * Taxes: \$3,182

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



AUCTION FOR:
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