



(East Earl Area)



PUBLIC AUCTION

**3-BDRM 2.5 BATH (2006) CAPE COD w/2-CAR GARAGE * 2-ACRES!
CUSTOM OAK KITCHEN * GREAT ROOM w/CATHEDRAL CEILING**

TUESDAY, JULY 13, 2021 @ 6:30 PM



2,179 SQ. FT. CAPE COD



3-BDRM 2.5 BATH CUSTOM HOME

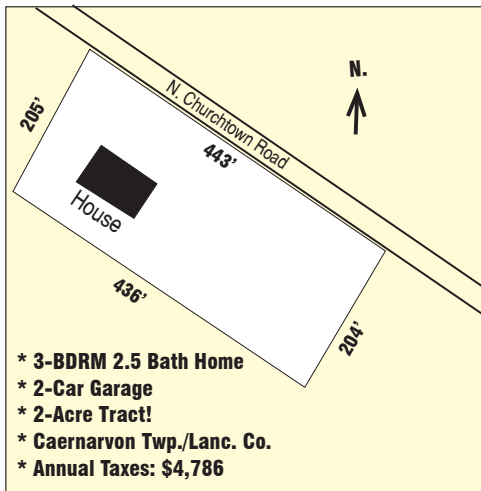


2-CAR GARAGE * 2-ACRE LOT!

Located at 1864 N. Churchtown Rd. East Earl, Pa. Caernarvon Twp. Lancaster Co.

DIRECTIONS: From Goodville Rt. 23 E. 2-miles to left on Pool Forge Rd. to left on N. Churchtown Rd. to home on left.

REAL ESTATE: consists of a spectacular custom-built 2006 one-owner 2,179 sq. ft. 3-bedroom brick & vinyl Cape Cod dwelling on 2-acres! Main floor features a spacious custom oak cabinetry kitchen w/center island & appliances; open 14'x24' dining area w/HW floors; sitting room w/door to enclosed 14'x12' screened porch & brick paver patio area; 20'x14' great room w/cathedral ceiling offers abundant natural lighting; 18'x14' formal living room; foyer & open staircase; master bedroom w/2-closets & private full bath; laundry & 1/2 bath; 9'x5' covered alcove porch; attached 720 sq. ft. 2-car garage; upper level features 2-large bedrooms w/closets & full bath; 1,600+ sq. ft. lower level is unimproved w/poured walls & concrete floor; work shop w/Bilco egress door; utility room, gas furnace/central AC; central vac; 200 amp svc; water treatment system; on-site well & septic; 1,000 gallon LP tank. Professionally landscaped backyard features a trellis picnic pavilion w/fire pit; property is situated in a beautiful rural setting bordered by farmland overlooking the Little Conestoga Creek.



- * 3-BDRM 2.5 Bath Home
- * 2-Car Garage
- * 2-Acre Tract!
- * Caernarvon Twp./Lanc. Co.
- * Annual Taxes: \$4,786

OPEN HOUSE: Sat. June 26 & July 3 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

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

Note: Beautiful custom-built home situated on a rural 2-acre tract! Rich amenities abound throughout, absolutely in move-in ready condition; nearly new maintenance-free home! Elanco schools!

For photos & listing visit www.martinandrutt.com



CUSTOM OAK CABINETRY KITCHEN



FAMILY ROOM & DINING AREA



20' X 14' GREAT ROOM



MAIN FLOOR MASTER BDRM

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



AUCTION FOR:
William L. & Ruth Ann Martin
(Randy (717) 875-3234)