



(East Earl/Narvon Area)



# PUBLIC AUCTION

**3-BDRM 2.5 BATH DUTCH STYLE 2-STORY w/2-CAR GARAGE \* 2.2-ACRES!  
CUSTOM OAK KITCHEN \* BEAUTIFUL IN-GROUND POOL \* UTILITY BARN**

**THURSDAY, JULY 15, 2021 @ 6:30 PM**



3-BDRM 2.5 BATH DUTCH 2-STORY



ATTACHED 2-CAR GARAGE \* 2.2-ACRES!



SCREENED PORCH & PATIO AREA

Located at 2337 Laurel Top Circle, Narvon, Pa. Caernarvon Twp. Lancaster Co.

**DIRECTIONS:** From Rt. 23 in Churchtown take N. Churchtown Rd. to right on Hammertown Rd. left on Edwards Rd. left on Poplar St. left on Laurel Ridge Rd. left on Laurel Top Circle follow auction signs.

**REAL ESTATE:** consists of a 2,128 sq. ft. 3-bdrm Dutch style 2-story home (1988) w/attached 2-car garage on a 2.2-acre lot. Main floor features a beautiful custom oak cabinetry kitchen w/sit-up bar, appliances included, open to dining room w/access to rear deck, brick FP, vinyl flooring; a foyer w/open staircase & HW floors; 16'x14' formal living room w/access to enclosed 16'x16' screened porch; 14'x14' office/bedroom; ½ bath; laundry; attached 2-car garage; upper level includes 3-bedrooms w/closets & full bath; master BR suite has private full bath; basement is finished w/large family room, 4th guest bedroom; outside entrance, egress window; utility storage room; water treatment system; on-site well & septic; outdoor wood furnace serves home w/efficient HW heat; vinyl siding, good asphalt shingle roof, insulated windows & doors; 2021 taxes: \$4,502. Outbuildings: include 2-utility barns/sheds; 2-firewood shelters & firewood included; a beautiful 18'x36' heated in-ground pool & hot tub area; pool house w/privacy fencing. Peaceful wooded setting w/ newly paved driveway & parking area.



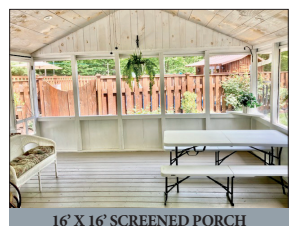
18' X 36' HEATED POOL



CUSTOM OAK KITCHEN



DINING AREA W/BRICK FP



16' X 16' SCREENED PORCH

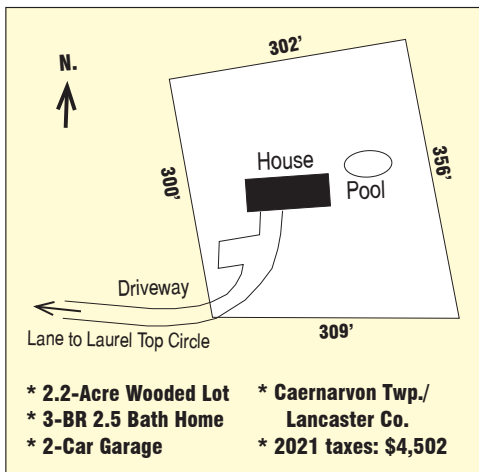
**OPEN HOUSE: Sat. June 26 & July 3 from 1-3 PM  
for info call/text auctioneer @ (717) 371-3333**

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

**Note:** A stunning southern exposed 2-story home w/abundant rich amenities throughout! Private wooded setting w/picnic area; inviting pool & patio area; spacious 2.2-acre tract; desirable ELANCO schools! Motivated sellers are moving to central PA farm.

**\* BROKERS PARTICIPATION OFFERED \*  
CONTACT AUCTIONEER (717) 371-3333**

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



**AUCTION BY:**  
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**AUCTION FOR:**  
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