



(Reamstown/Stevens Area)



PUBLIC AUCTION

**2-BDRM 1-BATH SEMI-DETACHED 2-STORY STONE COLONIAL * .20-AC. LOT
BEAUTIFULLY RESTORED (1760's) 1,628 Sq. Ft. HOME * 2-CAR GARAGE/SHOP
UTILITY BARN * PRIVATE BACKYARD w/GARDEN AREA & PATIO
THURSDAY, DECEMBER 9, 2021 @ 2-PM**



RESTORED 1760'S ERA COLONIAL HOME



2-BDRM, 1-BATH 1,628 SQ. FT. DWELLING



SEMI-DETACHED 2-STY SANDSTONE HOME

Located at 13 S. Reamstown Rd. Stevens, Pa. E. Cocalico Twp. Lancaster Co.

DIRECTIONS: From Denver/Reamstown area Rt. 272 take E. Church St. to right on S. Reamstown Rd. to home on right.

REAL ESTATE: consists of a 1,628 sq. ft. semi-detached 2-story sandstone Colonial style dwelling plus an 816 sq. ft. 2-story 2-bay garage/shop on a .20-acre lot. Main floor features a rustic living rm. /dining combo w/HW floors & exposed beams; quaint kitchen w/painted wood cabinetry & appliances; 224 sq. ft. office/studio with walk-in stone fireplace & restored beehive oven w/tile roof; private 12' x12' brick patio; upper level has 2-bedrooms & full bath; attic storage; partial basement w/outside entrance; gas heat/central AC; aux. electric heat; 200 amp svc; 50-yr standing seam metal roof; new insulated tilt-style windows w/lifetime warranty; public water & sewer; annual taxes: \$3,728. **Outbuildings:** include a 2-story 2-car garage/shop w/816 sq. ft., upper level has large insulated storage room/studio; wide paved parking area; 12'x20' utility barn; garden gazebo w/tile roof; large fenced backyard w/ hoop greenhouse & garden area.



RUSTIC WELL PUMP GAZEBO



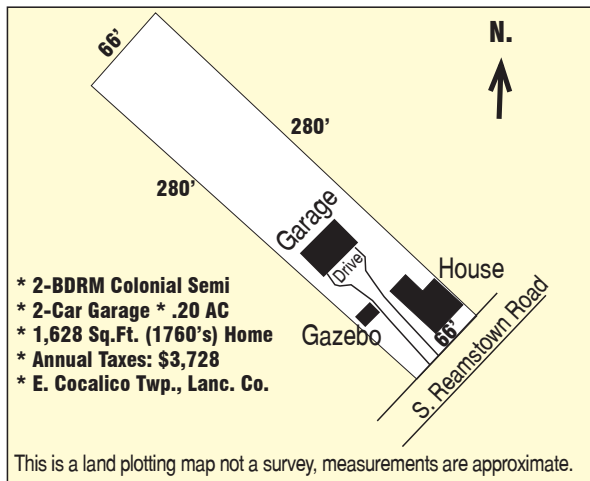
RESTORED BEEHIVE OVEN



2-STORY 2-CAR GARAGE/SHOP



GARAGE W/UPPER LEVEL STORAGE



**OPEN HOUSE: SAT. NOV. 13 & 20 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: Charming restored 1760's era Colonial dwelling w/rich period architecture, deep window sills, HW floors, exposed beams, thick sandstone walls! Home is in "move-in ready" condition; bonus 2-story 2-car garage/shop & private backyard! Motivated sellers moving out-of-state!

**For photos & complete listing visit
www.martinandrutt.com**

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



AUCTION FOR:
Leland N. & Diane E. Gage