



(Strasburg Area)



PUBLIC AUCTION

3-BDRM, 2.5-BATH CUSTOM STONE RANCHER * .36-AC LOT 2-CAR GARAGE/SHOP * CUSTOM KITCHEN * STUNNING GREAT ROOM!

SATURDAY, JANUARY 22, 2022 @ 11-AM



COVERED FRONT ALCOVE ENTRANCE



3-BDRM STONE RANCHER W/2-CAR GARAGE



.36-AC. LOT * 2,400 SQ. FT CUSTOM HOME

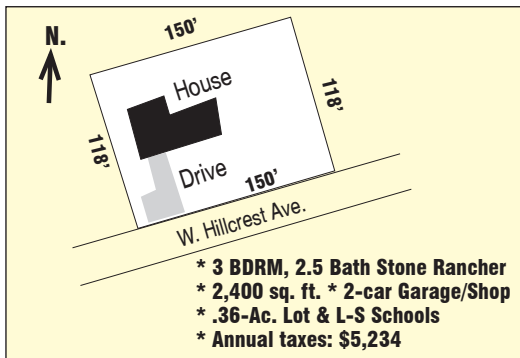
Located at 75 W. Hillcrest Ave. Strasburg, Pa. 17579 Lampeter-Strasburg Schools

DIRECTIONS: From Main St. (Rt. 741) Strasburg take Decatur St. S ¼ mile to right on W. Hillcrest to home on right.

REAL ESTATE: consists of a 2,400 sq. ft. one-owner custom-built (1962) stone rancher w/2-car garage on a .36-ac. lot. Main floor features a spacious updated custom kitchen w/granite top center island, built-in desk & pantry, appliances included; 18'x28' great room/dining area w/ soaring cathedral ceiling, gas FP & access to brick paver patio; powder room; mud room/laundry w/ cabinetry; 14'x12' den/sitting room w/access to covered front porch alcove; 14'x18' formal dining room w/built-in corner cupboards & bow window; 14'x22' formal living room w/bay window & stone fireplace; full bath; master suite w/HW floors & private bath; 2-bedrooms w/closets; heated 2-car garage w/workshop; attic storage; 1,620 sq. ft. finished basement w/stone FP; cold cellar; utility room w/oil furnace HW heat, 1,000 gal fuel tank; central AC; central vac; 200 amp svc; public water & sewer; **new roof 2021**; annual taxes: \$5,234; wide macadam drive & parking area; cozy southern exposure & mature shade!

OPEN HOUSE: SAT. JAN. 8 & 15 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: Charles Benner (717) 656-4201



Note: *Elegant custom built home w/valuable amenities & tasteful décor throughout; spacious updated custom kitchen; stunning great room w/cathedral ceiling; move-in ready condition; LS schools; quiet side street in the heart of Lancaster Co.!*

*** OFFERING BROKER PARTICIPATION ***
CALL (717) 371-3333 or email @ mjcamartin@frontiernet.net

For photos & complete listing visit www.martinandrutt.com



BEAUTIFUL UPDATED CUSTOM KITCHEN



GREAT ROOM W/CATHEDRAL CEILING



FORMAL DINING ROOM



MASTER SUITE & PRIVATE BATH

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



AUCTION FOR:
the NAOMI C. BYERS ESTATE