



(Lititz/Rothsville Area)



PUBLIC AUCTION

4-BDRM 2-BATH CAPE COD w/2-CAR GARAGE * .34-AC. LOT
1st FLOOR MASTER SUITE * SUNROOM * CENTRAL AC
TUESDAY, MAY 10, 2022 @ 6:30 PM



4-BDRM 2-BATH CAPE COD DWELLING



1,747 SQ. FT. HOME * 2-CAR GARAGE

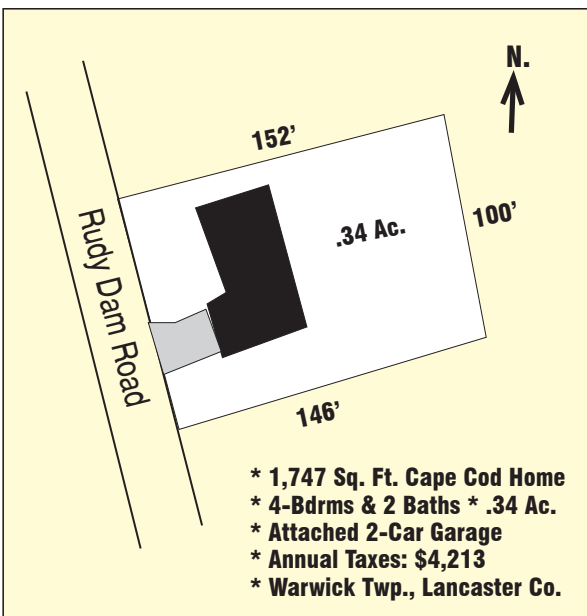


PRIVATE REAR DECK & SUN ROOM

Located at 313 Rudy Dam Rd. Lititz, PA Warwick Twp. Lancaster Co.

DIRECTIONS: From Rothsville follow Rt 772 W. to left on Cinder Hill Rd. to right on Owl Hill Rd. to left on Rudy Dam Rd to home on left.

REAL ESTATE: consists of a 1,747 sq. ft. Cape Cod style dwelling w/attached 2-car garage on a .34-acre lot. Main floor features a 12'x16' living room w/open staircase; modern cabinetry kitchen w/appliances; 12'x14' dining area w/patio doors to attached 14'x14' sunroom w/vaulted ceiling; private primary bedroom suite w/WIC & full bath; attached 2-car garage w/storage space; upper level includes 3-bedrooms w/closets & full bath; ground level walkout basement measures 936 sq. ft. w/workshop area & storage space; new (2022) water heater; heat pump/central AC; laundry hook-up; public utilities include gas, water & sewer; annual taxes: \$4,213; wide macadam driveway & nice mature shade.



- * 1,747 Sq. Ft. Cape Cod Home
- * 4-Bdrms & 2 Baths * .34 Ac.
- * Attached 2-Car Garage
- * Annual Taxes: \$4,213
- * Warwick Twp., Lancaster Co.

Open House: SAT. APRIL 23 & 30 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: Tony Schimaneck (717) 299-5251

Note: Rural setting in desirable Warwick Twp.; low maintenance home w/vinyl siding & recently shingled roof; quiet residential neighborhood. Seller has retired and is motivated to sell!

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:
Clifford M. Bergeron