



(Witmer Area)



PUBLIC AUCTION

2.5-STORY HOUSE w/ 4-BR * SPECTACULAR NEW KITCHEN
.30 ACRE * OVERSIZED 2-BAY ATTACHED GARAGE
CLEAN * LARGE FAMILY ROOM * NICE BACKYARD
TUESDAY, SEPTEMBER 20, 2022 @ 6:00 PM



4-BDRM HOUSE & GARAGE



BACK-YARD & PAVER PATIO



OUTSTANDING NEW KITCHEN

Located at 471 Mt. Sidney Rd. Lancaster Pa. 17602

DIRECTIONS: From Rt. 340 on the West side of Smoketown, turn North on Mt. Sidney Rd. to property on the right (just past Witmer Fire Co.)

REAL ESTATE DETAILS: A clean 2.5-story house w/ 2,620 sq. ft. & 4 bedrooms, huge attached garage on level .30 acre lot. House has updated vinyl siding; a tremendous remodeled 17.5'x 15' eat-in kitchen w/ brand new cabinetry, granite tops, marble back-splash, island has eat-at counter, S.S. frig, dishwasher, microwave, propane stove top & oven (oven is also an air fryer), new double-hung window; charming 23'x 19' living room w/ 11' cathedral ceiling, 2 skylights, window seat overlooking the backyard, open cove area to display items, desk has cabinetry, French door leads to paver patio; 19.5'x 12.5' formal dining (or family) room w/ built-in corner cabinet; covered side porch enters into open foyer w/ hardwood flooring & 8'x 7.5' walk-in coat closet; 8.5'x 8' office room; ML primary bedroom w/ walk-in closet; 11'x 5.5' full primary & common bathroom; ML laundry w/ appliances; 35.5'x 23.5' attached 2-car garage w/ side work area, 10' ceiling, & wash sink (hot water); picturesque covered front porch. Wooden staircase leads to second level 19.5'x 12.5' bedroom #2 w/ closet; 15'x 13' bedroom #3 w/ large closet; 12.5x 9.5' bedroom #4 w/ closet; 9.5'x 8' full updated bathroom w/ tub shower & new vanity. Steps lead to third level attic storage; oil fired warm-air furnace & heat-pump; central A/C (in main level & part of upstairs); public sewer; on-site well; water softener (March 2022); updated windows; E. Lampeter Twp.; desirable C.V. School District; total taxes approx. \$3,810.



HUGE LIVING ROOM

OPEN HOUSE DATES: Saturdays, Sept. 10 & 17, from 1-3 PM or schedule a private showing. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: 10% of sold price down the day of auction, balance in 60 days or before. This auction is held under the terms prepared by Attorney Kling, Deibler & Glick 717-354-7700.

Please visit our website at www.martinandrutt.com or Facebook or Instagram



SCAN TO VIEW

AUCTION BY:
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AUCTION FOR:
BRYAN & KIMBERLY JENKINS