



(Reamstown/Denver Area)

PUBLIC AUCTION

**BRICK & VINYL RANCHER * 3-BEDROOMS * CLEAN
.58 ACRE CORNER LOT * EAT-IN KITCHEN * 1-CAR GAR.**

TUESDAY OCT 11, 2022 @ 6:00 PM



CLEAN RANCH STYLE HOUSE



BACK YARD & PATIO



ROOMY EAT-IN KITCHEN



REAR LIVING ROOM

Located at 22 Faust Ln. Denver Pa. 17517

DIRECTIONS: From The traffic light between Reamstown & Denver, travel North on Rt. 272 and first road right in Faust Lane, property is on the corner.

REAL ESTATE DETAILS: A clean Brick/Vinyl Ranch style house w/ 3 bedrooms on .58 acre corner lot. House was built in 1960 and has 1,233 sq. ft; charming 17.5'x 12' eat-in kitchen w/ wooden cabinetry & French style doors leading to rear stamped concrete patio, sink window overlooking the front of the property; 22'x 12' living room w/ wood burning fireplace & 2 large rear windows for natural lighting; 3 bedrooms w/ closet storage & Oak flooring; delightful updated full bathroom w/ tub shower; front foyer w/ coat closet; attached 1-car garage is 22.5' deep; main level laundry hook-up. Lower level has 30'x 18' semi-finished family room; utility room; crawl space under kitchen area. Public sewer; public water w/ softener; oil furnace w/ HW baseboard; central A/C; good shingle roof; E. Cocalico Twp.; Cocalico School District; total taxes approx. \$4,079. This house would make a wonderful home to live in or could be an easy house to rent out as an investment. Owners are serious about selling, make plans to purchase.

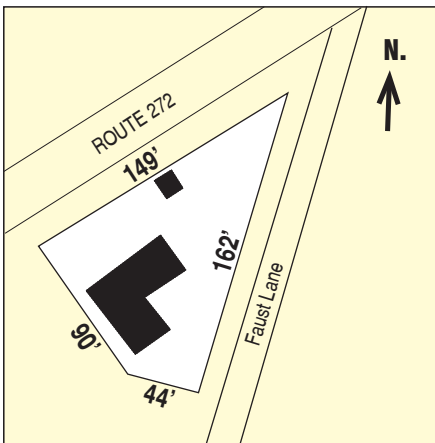
OPEN HOUSE: Saturdays Sept 24 & Oct 1, from 1-3 PM.
Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: 10% of sold price down payment 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 @ www.martinandrutt.com or
Facebook or Instagram



SCAN TO VIEW



AUCTION BY:
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AUCTION FOR:
DAVID K. & REBECCA FAYE SMUCKER