



(Leola Area)



PUBLIC AUCTION

3-BDRM 2.5-BATH 2-STORY TOWNHOUSE/CONDO

1-CAR ATTACHED GARAGE * 1,614 Sq. Ft. (New 2008)

TUESDAY, OCTOBER 25, 2022 @ 5:30-PM



ATTACHED 1-CAR GARAGE



3-BDRM 2.5 BATH TOWNHOUSE



(NEW 2008) 1,614 SQ. FT. CONDO

Located at: 32-Bradford Drive, Leola, PA Upper Leacock Twp. Lancaster Co. CV Schools

DIRECTIONS: From Main St. (Rt. 23) Leola take Heller's Church Rd. S. to right on Bradford Dr. to home on right.

REAL ESTATE: consists of a 1,614 sq. ft. 2-story townhouse/condo (NEW 2008) w/attached 1-car garage w/driveway & off street parking. Main floor features a spacious living room w/bay window; open to oak cabinetry kitchen/dining area; appliances included; ½ bath; attached 1-car garage; covered front porch; 2nd floor includes laundry w/washer & dryer; full bath; 3-bedrooms w/closets; master includes a WIC & large private bath. Basement utility area w/central AC/heat pump; 700 sq. ft. bonus area w/egress window; Superior walls; public water, sewer & gas; annual taxes: \$3,111. HOA fees \$75/mo; currently rented @ \$1,200/mo. Maintenance free exterior, insulated windows throughout, great curb appeal!!

OPEN HOUSE: SAT. OCTOBER 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: Kling, Deibler & Glick (717) 354-7700

Note: Attractive newer (2008) 2-story townhouse w/attached garage located just south of Main St. Excellent location close to all conveniences. CV schools, reasonable taxes @ \$3,111. Valuable income producing property currently rents @ \$1,200/mo.

For Photos & Listing visit www.martinandrutt.com



NICE OAK CABINETRY KITCHEN



SPACIOUS DINING AREA



BEAUTIFUL DINING/KITCHEN COMBO



MASTER BR W/WIC & BATH

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



AUCTION FOR:
the Kathleen A. Nolt estate
(Ada (717) 354-0080)