



(New Holland Area)



# PUBLIC AUCTION

**3-BDRM 2-BATH BRICK RANCHER w/1-CAR GARAGE \* .25-AC LOT  
UPDATED CUSTOM KITCHEN \* FINISHED BASEMENT FAMILY ROOM**

**THURSDAY, DECEMBER 8, 2022 @ 4-PM**



3-BDRM, 2 BATHS RANCHER \* .25-AC. LOT



1,272SQ. FT. RANCHER W/1-CAR GARAGE



12' X 24' COVERED REAR PATIO

**Located at: 422 W. Cedar St. New Holland, Pa. 17557**

**DIRECTIONS:** From Main St. Rt. 23 @ New Holland Auto take N. Hoover Ave. 3-blocks to right on Cedar Ave to home on right.

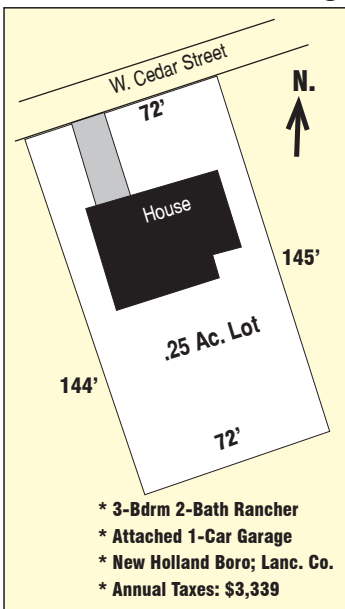
**REAL ESTATE:** consists of a custom built 1,272 sq. ft. (1960) brick rancher w/attached 1-car garage on a .25-acre lot. Main floor includes a spacious 14'x18' living room w/bay window & carpet, guest closet; open to dining area w/access door to 12'x24' covered rear patio; beautiful custom galley style cherry cabinetry kitchen w/new tile flooring & backsplash; built-in desk & pantry; glass-top range, microwave, DW & fridge included; 3-bedrooms w/closets & carpet; full bath w/new tile flooring & updated vanity; attached 1-car garage w/attic access; lower level features an improved 22'x25' family room w/egress door; full bath; laundry room w/washer & dryer & laundry sink; workshop area; 8'x14' canning storage room; oil furnace/central AC; public water & sewer; annual taxes: \$3,339. Garden utility shed measures 8'x12'.

**OPEN HOUSE: SAT. Nov. 19 & 26 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) 353-7700.

**Note:** Move-in ready, low maintenance brick home; desirable one-floor living w/nice level lot located along a quiet side street with easy access to all conveniences. ELANCO Schools; motivated seller so plan to attend this auction.

**For Photos & Listing visit [www.martinandrutt.com](http://www.martinandrutt.com)**



CUSTOM GALLEY STYLE KIT.



DINING AREA W/NEW FLOORING



SPACIOUS LIVING ROOM



1-OF-3 BEDROOMS & 2-BATHS

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



**AUCTION FOR:**  
**Sharon L. & (the late Glenn) Eberly**