



(South New Holland Area)



PUBLIC AUCTION

CLEAN 2-STORY HOUSE w/ 2-CAR GARAGE

.82 ACRE * 3-BR * 2.5-BATHS * NICE FLOOR PLAN

PERSONAL PROP. * ANTIQUES * HOUSEHOLD ITEMS

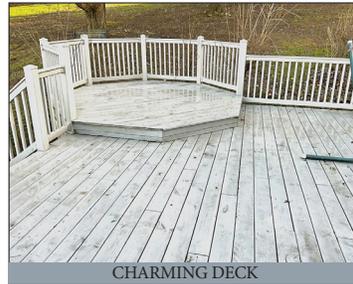
SATURDAY FEB. 4, 2023 @ 9:00 AM * RE @ 1-PM



3 BEDROOM COLONIAL



LARGE EAT-IN KITCHEN



CHARMING DECK



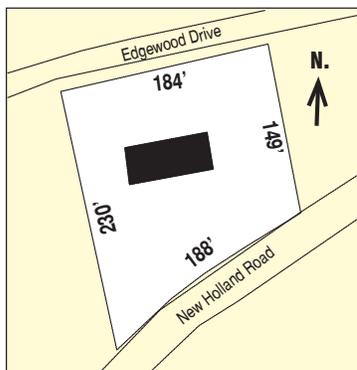
NESTING PYREX BOWLS

Located at 106 Edgewood Dr. New Holland Pa.17557

DIRECTIONS: From Rt. 23 in New Holland, turn South on New Holland Rd., travel for 1-miles and turn right on Edgewood Dr. to second property on left.

REAL ESTATE LISTING: A very clean 2-story colonial style house w/ 3 bedrooms, nice floorplan on .82-acre lot. This 1-owner house was built in 1992 and has 2,010 sq. ft.; large eat-in kitchen w/ Oak cabinetry, all appliances, sink window overlooking the back yard; oversized living room w/ side door leading to impressive 600+ sq. ft. wooden deck (redone in 2021); office room has built-in Oak cabinetry; front door foyer; laundry room w/ built-in cabinetry & sink; powder bathroom; charming covered front porch; 2-car attached garage w/ 480 sq. ft. & openers. Second level has a primary bedroom w/ private full primary bathroom & walk-in closet; 2 additional bedrooms w/ closets; full bathroom; large hall closet. Basement has approx. 800 sq. ft. additional kitchen; finished family room; utility room; large cold cellar; bilco door w/ concrete steps. On-site well; public sewer; new roof in 2019; brand new electric heat pump & central A/C in Dec. 2022; central vac system; water softener; newer elec. water heater; 200-amp elec. service; Earl Twp.; Eastern Lanc. Co. School District; zoned Residential; total taxes approx. \$4,514

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



OPEN HOUSE: Saturdays - Jan. 21 & 28, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

PERSONAL PROPERTY: \$4-pc pine bedroom suite w/ queen size poster bed; maple corner cabinet; extension table & boards; (3) benches; Oak tea cart; newer bucket bench; maple end tables; 1970's table lamps; hall table; chest-of-drawers; elec. room heater; sewing machine; hall table; deacons bench; 20+ folding chairs; mounted red fox; chest freezer; John Deere model 160 lawn mower & bagger; lawn cart; wheelbarrow; alum. ext. ladders; sled; hand tools; 2-man saw; lots of Christian reading books; Uncle Arthur Bible books; Andrew Wyeth dog print; milk cans; all-wooden toys; several Longaberger large baskets; Pyrex nest of bowls; egg baskets; several hand-made quilts; everyday glassware; nice stainless cookware; household decorations; more unlisted, an entire house dispersal.



SCAN TO VIEW

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

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



AUCTION FOR:
F. ERLA SENSENIG
(late DAVID W.)