



(New Holland Area)



PUBLIC AUCTION

3-BDRM 1.5 BATH 1,346 Sq. Ft. BI-LEVEL HOME * .23-AC. LOT 1-CAR GARAGE * ALL-SEASONS ROOM * 18'x12' UTILITY SHED SATURDAY, MARCH 25, 2023 @ 11-AM



ALL-SEASONS ROOM & PATIO



3-BR BI-LEVEL W/1-CAR GARAGE



.23-AC. LOT * 18'X12' GARDEN SHED

Located at 532 Westfield Dr. New Holland, PA 17557

DIRECTIONS: From New Holland (Rt. 23) W. Main St. take N. Hoover Ave. 2-blocks to left on Westfield Dr. to home w/black railing on left.

REAL ESTATE: Consists of a 1,346 sq. ft. brick bi-level home (1958) w/attached 1-car garage & utility shed on a .23-acre lot. Main floor includes an eat-in style painted wood cabinetry kitchen w/tile floor & backsplash, pantry & appliances included, breakfast nook; 18'x12' formal living room w/bay window & HW flooring; inviting 18'x12' all-seasons room w/tile flooring & polished pine trim w/cathedral ceiling, mini-split AC/heat system; full bath; 3-bedrooms w/closets & HW flooring; 6-ceiling fans; 3-window AC units; lower level w/1,118 sq. ft. includes a 1-car garage/shop with work benches & shelving; ½ bath; laundry w/washer, dryer & mop sink; 18'x12' partially improved pool table/rec room; utility room w/newer oil furnace HW heat; fuel tank; electric water heater; public water, sewer & gas; newer shingle roof, insulated windows; annual taxes: \$3,175. **Outbuilding:** a 12'x18' utility shed; wide macadam drive & parking area; rear 12'x12' brick paver patio adjacent to sunroom, level rear yard w/mature shade.



INVITING ALL-SEASONS ROOM



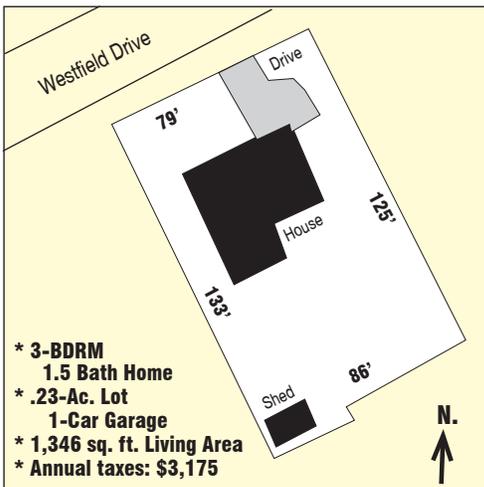
KITCHEN W/BREAKFAST NOOK



KITCHEN W/APPLIANCES, TILE FLR



LIVING RM W/HW FLOORING



**OPEN HOUSE: Sat. March 4 & 11 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: Low maintenance solid brick 1,346 sq. ft. home located only 2-blocks off of Main St. New Holland; close to many conveniences. Great starter home w/wonderful all-seasons bonus room!

For photos & complete listing visit www.martinandrutt.com

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
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AUCTION FOR:
George J. & Luise Terlikosky