



(Blainsport & N. Schoeneck Area)

PUBLIC AUCTION



CAPE-COD STYLE HOUSE * SPACIOUS FLOOR PLAN
FINISHED BASEMENT * 5-BR * 3-BATHROOMS
2.9 ACRE LEVEL LOT * PASTURE AREA * NICE LOCATION
MONDAY, JUNE 26, 2023 @ 6:30 PM



CAPE-COD ON 2.9 ACRES



BACK OF HOUSE



PASTURE AREA



MAIN HOUSE KITCHEN

Located at 210 S. Windy Mansion Rd. Denver Pa. 17517

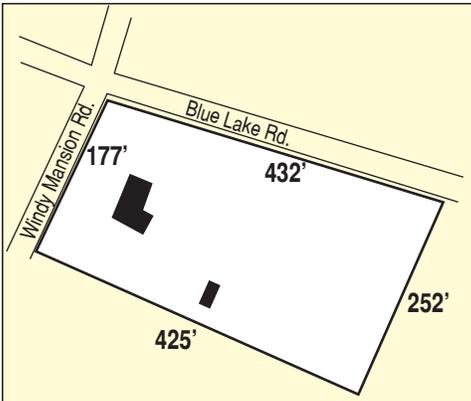
DIRECTIONS: From Rt. 897, turn South on S. Windy Mansion Rd, cross over Blue Lake Rd. to first property on the left.

LISTING DETAILS: A very nice Cape-Cod style house w/recent addition on 2.9-acre country lot has pasture area. This clean house was built in 1989, has approx. 2,600 sq. ft. plus an additional 500 sq. ft. in the basement. Main level includes a 18.5x 10.5' eat-in kitchen w/ solid Oak cabinetry, appliances, sink window overlooking back yard, sliding door to nice 15'x 13' wooden deck; 15.5'x 15.5' front living room; 15.5'x 11' family room; 13.5'x 10.5' primary bedroom w/ double closet; laundry hook-up; full bathroom; 1-car attached 23'x 11' garage. Second level 21'x 15.5 BR-2 has oversized walk-in closet; 18.5'x 11' BR-3 w/ double closet; 14'x 8.5' BR-4 w/ closet; full bathroom (jack-and-Jill). Finished basement has 25'x 22' recreation room; 26'x 11' utility room w/ bilco door. Good roof; private well & softener; on-site septic; 200-amp electric service; elec. water heater (new 4-23); oil furnace; central A/C.



RECENT ADDITION

ADDITION: A 2015 house addition has an open floor plan, (this addition is lay-out like in-law quarters, however a township permit was never issued for this. New owner will need to apply for a township variance if they want to keep it as in-law quarters) includes private entrance; 18'x 15' open kitchen/dining/living room w/ solid kitchen cabinetry, all kitchen appliances, 11' cathedral ceiling, beautiful view of the countryside; 11'x 8' bedroom; full bathroom w/ shower; shared laundry area; heat-pump; central A/C; this addition is like new.



AUCTIONEER NOTE: This beautiful property also includes an approx. 1.2-acre pasture area w/ small box-wire fencing, 28'x 10' small animal barn, chicken area. This corner lot is mostly level and is country living at it's finest. Also, could be a great spot of horses. Come and take a look at this must-see property; W. Cocalico Twp.; Cocalico S. D.; total taxes approx. \$6,909.

OPEN HOUSE: Saturdays, June 10 & 17, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

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

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

AUCTION BY:
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AUCTION FOR:
TRACEY A. FOX