



(New Holland Area)



PUBLIC AUCTION

**** VALUABLE 2-UNIT INVESTMENT PROPERTY ****
4-BDRM 1.5 BATH CUSTOM SPLIT-LEVEL * .33-AC.
1-BDRM CARRIAGE HOUSE APARTMENT * GARAGE/SHOP
THURSDAY, JULY 6, 2023 @ 6:30 PM



1-BDRM CARRIAGE HOUSE * .33-AC.



4-BDRM 1.5-BATH SPLIT LEVEL



1-BAY POLE BARN GARAGE/SHOP

Located at 210 Hillcrest Rd. New Holland, PA

DIRECTIONS: From Main St. (Rt. 23) New Holland take Brimmer Ave. S. to right on Hillcrest to home on left.

REAL ESTATE: Consists of a custom-built mid-century style (1955) 4-bdrm 1.5-bath split-level home w/1-bay garage & carport. Main floor features a galley style birch cabinetry kitchen w/appliances; 10x12' dining area; 14'x20' living room; foyer; upper level has 4-bedrooms w/closets & full bath w/double sink; private balcony; attic storage; lower level includes a 1/2 bath; laundry room; utility room/workshop; 1-bay garage & carport; gas heat/central AC; public water & sewer. An attached (1948) 2-story 1-bdrm 1-bath restored 864 sq. ft. carriage house rental apartment; 1st floor bonus room; full bath & bedroom; laundry w/washer/dryer combo; 2nd floor kitchen; dining room & living room; gas heat/central AC. Outbuilding: 1-bay insulated pole barn style garage/shop w/storage mezzanine. Annual taxes: \$4,251



GALLEY STYLE KITCHEN



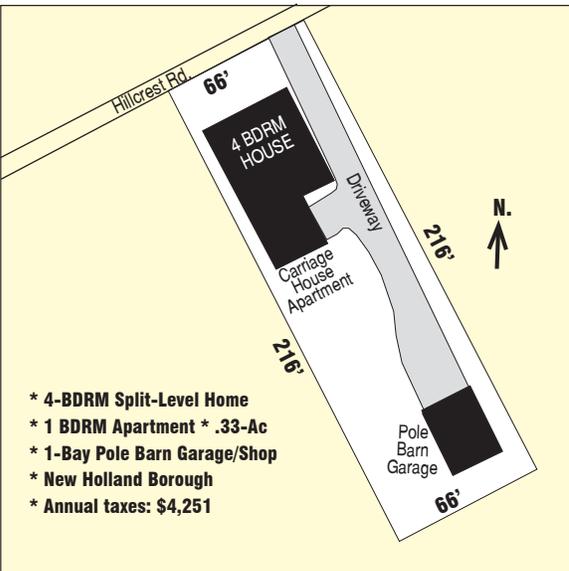
LIVING ROOM & FOYER



VIEW FROM BALCONY



APARTMENT KITCHEN



OPEN HOUSE: SAT. JUNE 17 & 24 from 1-3 PM for info call/text auctioneer @ (717) 371-3333

TERMS: 10% down day of sale, balance in 60-days. Attorney: Kling, Deibler & Glick (717) 354-7700

Note: *Beautifully restored custom mid-century split-level home & vintage carriage house; newer pole barn style garage/shop offers lots of storage space for "toys"! Move-in ready property w/rental income!*

**** Attention-Broker Participation Offered Call Auctioneer ****

For photos & complete listing visit www.martinandrutt.com

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



AUCTION FOR:
James M. & Vicky L. Williams