

(S. New Holland/Himes Hill Area)

PUBLIC AUCTION (2) PROPERTIES



Tract #1) 4-BDRM 2.5-BATH 2,856 Sq. Ft. 2-STORY COLONIAL
2-CAR GARAGE * BEAUTIFUL OAK KITCHEN * .52-AC. LOT
Tract #2) ADJOINING .59-ACRE BUILDING LOT w/VIEW!



THURSDAY, MAY 30, 2024 @ 6:30 PM



SOUTHERN EXPOSURE * .52-AC. LOT



4-BDRM 2-BATH 2,856 SQ. FT. COLONIAL

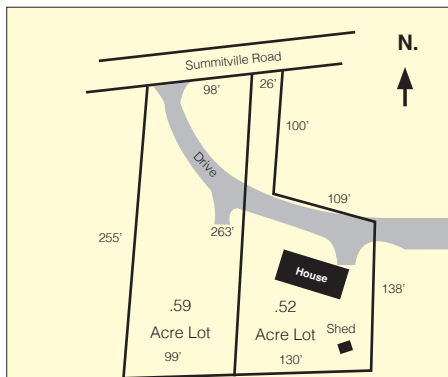


ATTACHED 2-CAR GARAGE & PARKING

Located at 206 Summitville Rd. New Holland, Pa. Earl Twp. Lancaster Co.

Directions: From Rt. 23 in New Holland take Brimmer Ave. S. becomes New Holland Rd. to right on Summitville to home on left.

Real Estate: Tract #1) consists of a 2,856 sq. ft. 4-bedroom (2007) 2-story vinyl sided Colonial w/attached 2-car garage on a rural .52-acre lot. Main floor features a beautiful Oak cabinetry kitchen w/new quartz countertops & tile backsplash, SS appliances, fridge, range & DW, new vinyl plank flooring; cozy breakfast nook w/access to rear deck offering stunning panoramic view of the farms in the valley; 14'x12' formal dining room w/oak HW flooring; 14'x16' living room w/oak HW flooring; foyer & open staircase w/oak treads; ½ bath; laundry includes washer & dryer; attached 576 sq. ft. 2-car garage w/storage cabinets; upper level includes a 22'x16' master suite w/WIC & private bath; 13'x11' BR #2 w/closet; 10'x11' BR #3 w/2-closets; 8'x11' BR #4 or office w/HW floor; full bath; daylight walk-out basement includes a 25'x25' workshop/bonus room; 25'x28' utility room, cedar closet, LP furnace, water treatment system, 200-amp svc; radon mitigation; 40-gallon water heater (new 2022); central AC; on-site well, public sewer, annual taxes: \$5,441; terraced stone hardscaped rear patio area; nice 10'x14' vinyl utility shed. **Tract #2)** includes an adjoining .59-acre building lot has 98' road frontage by 260' deep w/southern exposure slope offers awesome view of the valley farmland! Great custom home-site!



-4 Bedroom 2.5 Bath Colonial
-2 car garage - .52 Acre Lot
-.59 Acre Building Lot
-Earl Twp. Lancaster County

**OPEN HOUSE: SAT. MAY 11 & 18 from 1-3 PM for info call/text
auctioneer @ (717) 371-3333.**

Terms: 10% down day of sale, balance on or before 45-days. Attorney:
Doug Good (717) 354-4456

Note: Move-in ready home has numerous valuable updates and amenities throughout! Located on the south side of Himes Hill offering an amazing panoramic view of the surrounding Amish farmland!

BROKER PARTICIPATION INVITED * CONTACT AUCTIONEER!

For Photos & Complete Listing Visit

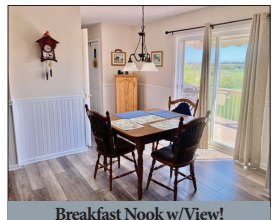
www.martinandrutt.com



Stunning Oak Kitchen



Formal Dining Room



Breakfast Nook w/View!



Master Suite & Private Bath

AUCTION BY: Martin & Rutt
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John J. Rutt II (717) 587-8906
Cameron Rutt



AUCTION FOR:
Louis F. Closter & Ellen L. Lahaski