



(E. Lampeter Twp./Leola Area)



PUBLIC AUCTION

**** SPECTACULAR RESTORED CENTENNIAL HOME ****
3-BDRM 2-BATH 2,754 Sq. Ft. 2.5-STORY HOME * 1.28-ACRES!
DETACHED GARAGE/SHOP * 4-UTILITY SHEDS * FENCED BACKYARD
TUESDAY, JUNE 11, 2024 @ 6:30 PM



24'X24' GARAGE/SHOP



3-BDRM 2-BATH 2-STORY HOME

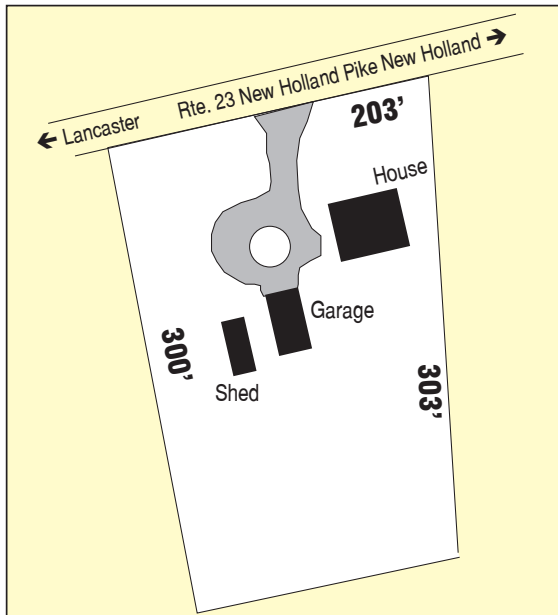


2,754 SQ. FT. HOME * 1.28-AC. LOT

Located at 2142 New Holland Pike, Lancaster, PA E. Lampeter Twp. Lancaster Co.

DIRECTIONS: From Leola, PA take Rt. 23 W to property on left beside Lancaster Church of the Nazarene.

REAL ESTATE: consists of a restored 2,754 sq. ft. stucco/masonry block 2.5-story home w/3-bedrooms; 2-baths; a detached garage & 4-utility barns on a 1.28-acre lot. Main floor features a 22'x22' custom cabinetry kitchen/dining area w/gas range; microwave; DW; SS fridge; pantry; center island/bar; new luxury vinyl plank flooring; recessed lighting; 10'x14' mud room/laundry w/mop sink; 10'x14' private office w/built-in cabinetry; foyer w/open staircase; 24'x14' living room w/FP & wood-burning insert; new 22'x14' vinyl deck/patio; upper level has 3-bedrooms w/closets & 2-full baths; master suite has WIC; attic storage; unimproved basement w/gas furnace HW heat; concrete floor; sink; outside entrance; public water; on-site septic; annual taxes: \$4,013. **Outbuildings:** 24'x24' masonry block garage/shop; 14'x40' utility shed w/garage door; 12'x16' shed; 8'x12' kennel/dog run; potting shed & open woodshed; gazebo & fire pit area; fenced backyard & wooded area; paved circle drive & parking area.



- * 3-BDRM 2 Bath 2-Story Home
- * Detached Garage/Shop & 1.28 Acres!
- * E. Lampeter Twp. Lancaster Co.
- * Annual Taxes: \$4,013 * CV Schools

OPEN HOUSE: SAT. MAY 25 & JUNE 1 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

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

Note: Spacious 3-bedroom home has many valuable updates throughout; nice level 1.28-acre lot w/mature shade & fenced yard ideal for pets or backyard chickens! Ideally situated close to all conveniences midway between New Holland & Lancaster, Conestoga Valley schools!

For photos & detailed listing visit www.martinanddrutt.com



SPACIOUS UPDATED KITCHEN



22'X12' DINING AREA



FORMAL LIVING ROOM



PICNIC AREA & FIRE PIT

AUCTION BY:

MARTIN & RUTT AUCTIONEERS

AY2189

Michael J. Martin (717) 371-3333

John J. Rutt II (717) 587-8906



AUCTION FOR:

Alvin Lee & Deanne L. Stoltzfus