



(Strasburg Area)



PUBLIC AUCTION

3-BDRM 2.5-BATH RANCHER w/2-CAR GARAGE * .55-AC. LOT

CUSTOM CHERRY KITCHEN * FINISHED BASEMENT * UTILITY SHED

THURSDAY, JUNE 6, 2024 @ 6:30 PM



1,232 SQ. FT. RANCHER * .55-AC. LOT



3-BDRM 2.5-BATH (1979) RANCHER



CHARMING RANCHER W/2-CAR GARAGE

Located at 407 Hilltop Rd. Strasburg, Pa. Strasburg Twp. Lancaster Co.

DIRECTIONS: From Strasburg 896/741 take S. Decatur St. (becomes May Post Office Rd.) 1.5-mi. to right on Hilltop Rd. to home on right.

REAL ESTATE: Consists of a 1,232 sq. ft. 3-bedroom 2.5-bath (1979) rancher w/2-car garage on a .55-acre rural lot. Main floor features a 20'x13' formal living room; 19'x13.5' custom cherry cabinetry kitchen w/center island/bar; appliances included, open to dining area w/cozy aux. gas stove w/brick hearth, access to beautiful stone paver patio; laundry w/washer & dryer, mop sink; ½ bath; attached oversized 2-car garage w/workshop & attic access; 13'x14.5' master bedroom w/private full bath; 11'x13' BR #2 w/closet; 10'x10.5' BR #3 w/closet; full bath; inviting covered front porch; finished lower level includes a 25'x26' great room w/pool table area, nice 2nd kitchen w/range & dining area; Bilco egress door; 2-bonus bedrooms w/closets; canning storage; utility room w/oil furnace HW heat; central AC; water softening system; on-site well & septic; annual taxes: \$3,689. **Outbuilding:** a 14'x10' garden shed, nice level backyard for garden!



KIT. W/APPLIANCES & ISLAND



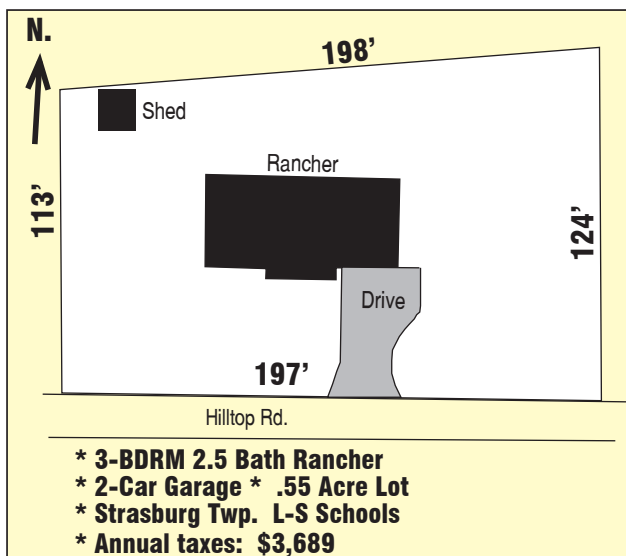
DINING RM * PATIO ACCESS



MASTER BEDROOM & BATH



2ND KITCHEN & REC ROOM



OPEN HOUSE: SAT. MAY 11 & 25 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance in 60-days. **Attorney:** Elvin Kraybill (717) 291-1700.

Note: Charming well maintained ranch style home in rural southern Lancaster Co. Absolute move-in ready condition; truly a "must-see" home! Nice wide paved driveway & parking area. Lampeter-Strasburg schools!.

FOR PHOTOS & COMPLETE LISTING VISIT
www.martinandrutt.com

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



AUCTION FOR:
Dorothy E. Ranck