



(Myerstown/Mt. Aetna Area)



PUBLIC AUCTION

3-BDRM 3-BATH RANCHER w/GARAGE * 1.13-ACRE LOT
CUSTOM OAK KITCHEN * FINISHED DAYLIGHT BASEMENT

FRIDAY, MAY 31, 2024 @ 6:30 PM



RANCHER W/DAYLIGHT BASEMENT



3-BDRM 3-BATH RANCHER * 1.13-ACRES!

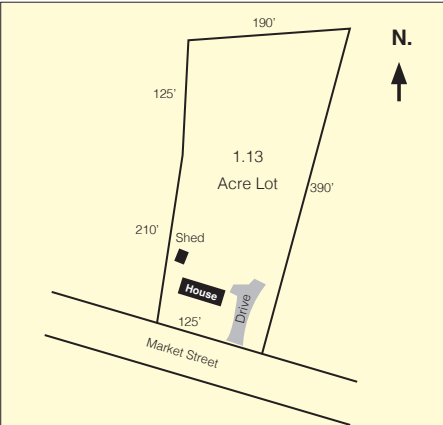


UPDATED 2,300+SQ. FT. RANCHER

Located at 20 W. Market St. Myerstown, Pa. Tulpehocken Twp. Berks Co.

Directions: From Myerstown take Rt. 501 N. to Mt. Aetna turn left on W. Market St. to property on right.

Real Estate: consists of a 2,300+ sq. ft. 3-bedroom 3-bath vinyl sided rancher w/attached garage & large utility shed on a 1.13-acre lot. Main floor features a 15'x12' laundry/mudroom w/bay window; inviting covered front porch; 18'x20' custom kitchen w/oak cabinetry, center island bar, all SS appliances included, 2-pantry cupboards, walk-in pantry; patio doors to wrap-around deck; 18'x16' dining room; 25'x18' family room w/stone gas FP, access to rear deck; 25x18' master suite w/WIC & private bath w/elegant walk-in tile shower, double sink vanity, new vinyl plank flooring throughout; BR #2 w/access to full bath; BR #3 w/WIC; daylight basement includes a 12'x18' pool table room; bonus room/4th bedroom; full bath; 2nd laundry; potential 2nd kitchen/dining area; patio access; oversized garage/shop; utility room w/LP furnace/central AC; 500-gallon LP tank; on-site well & public sewer; annual taxes: \$3,527. **Outbuilding:** a 12'x18 utility storage shed; large fenced rear yard w/garden or pasture area.



- 3 Bedroom 3 Bath Rancher
- Attached Garage, 1.13 Acre Lot
- Tulpehocken Twp. Berks Co.
- Annual Taxes: \$3,527

Open House: SAT. MAY 4 & 11 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

Terms: 10% down day of sale, balance on or before 60-days. Attorney: Patrick Deibler (717) 354-7700.

Note: Recently updated 2,300+ sq. ft. rancher w/many valuable amenities throughout; beautiful move-in ready home; large 1.13-acre level rural lot, nice macadam driveway & parking area.

BROKER PARTICIPATION INVITED * CONTACT AUCTIONEER FOR DETAILS!

For Photos & Complete Listing Visit

www.martinandrutt.com



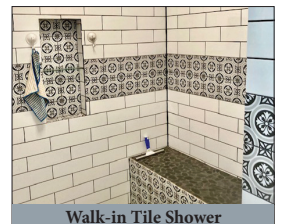
Custom Oak Kitchen



Spacious Dining Room



Living Rm w/Stone FP



Walk-in Tile Shower

AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
Michael J. Martin (717) 371-3333
John J. Rutt II (717) 587-8906
Cameron Rutt



AUCTION FOR:
Eric R. & Jennifer L Hoffman