



(Leola Area)



# PUBLIC AUCTION

NICE 3-BDRM 2.5-BATH (NEW 2008) TOWNHOUSE \* .13-AC. LOT  
END UNIT \* 1,641 Sq. Ft. LIVING AREA \* ATTACHED 1-CAR GARAGE

**THURSDAY, AUGUST 1, 2024 @ 6:30 PM**



END UNIT (NEW 2008) TOWNHOUSE



1,641 SQ. FT. 3-BDRM 2.5-BATH HOME



1-CAR GARAGE & PARKING AREA

Located at 40 Bradford Drive, Leola, PA U. Leacock Twp. CV Schools

**Directions:** In Leola Rt. 23 (Main St.) take S. Heller's Church Rd. to right on Bradford Dr. to unit on right.

**Real Estate:** consists of a valuable 1,641 sq. ft. end unit (new 2008) vinyl sided townhouse w/3-bedrooms; 2.5 baths & attached 1-car garage. Main floor features an open foyer w/closet; 18'x16' living room w/ carpet flooring open to a modern oak cabinetry kitchen w/ range, microwave, DW & fridge; vinyl flooring; 14'x12' dining area w/access to rear patio area; ½ bath; covered front alcove porch; attached 1-car garage plus off-street parking; upper level includes a laundry w/washer & dryer included; 18'x12' primary bedroom w/double closet, WIC & private full bath; 16'x12' bedroom #2 w/closet; 14'x12' bedroom #3 w/closet; full bath; basement has an unfinished 18'x16' storage room; 22'x16' recreation room; Superior walls; gas furnace/central AC; public water & sewer; annual taxes: \$3,443. Rent Income: \$1,550/mo. HOA fee: \$80/mo.

**OPEN HOUSE: SAT. JULY 13 & 27 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:** Valuable income producing property, \$18,600 annual income! Outstanding low maintenance townhouse in excellent condition, close to all conveniences! Located one block off Rt. 23 midway between Lancaster & New Holland, desirable CV Schools!

For photos & complete listing visit

[www.martinandrutt.com](http://www.martinandrutt.com)



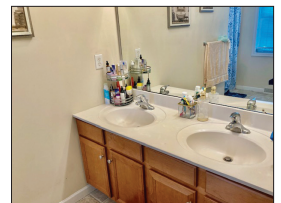
Oak Cabinetry Kitchen



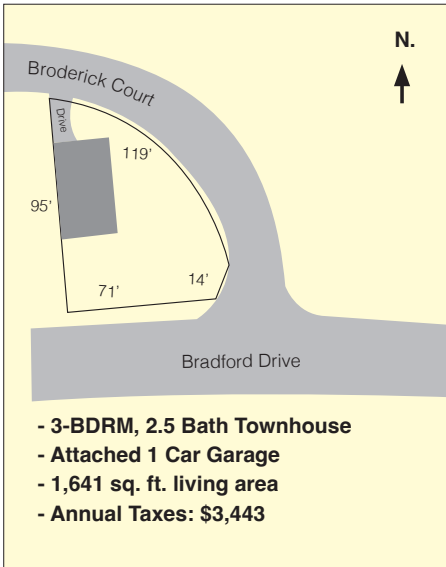
Dining Area & Patio Access



Spacious Living Room



Master Bath w/Double Sink



- 3-BDRM, 2.5 Bath Townhouse
- Attached 1 Car Garage
- 1,641 sq. ft. living area
- Annual Taxes: \$3,443

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:  
Gerald G. & Ada M. Martin