(Hopeland & Mt. Airy Area)

HYBRID PUBLIC AUCTION

MODERNIZED CAPE-COD HOUSE * CLEAN & UPDATED

2-BR MAIN LEVEL * COZY REAR DECK w/ VIEWS * .28-ACRE

TUESDAY APRIL 29, 2025 @ 7:00 PM

SUPER CLEAN CAPE-COD

VIEW FROM REAR DECK

FRONT LIVING ROOM

LOCATED AT: 1050 Sun Valley Rd. Stevens, PA 17578 * Clay Twp.

DIRECTIONS: From the town of Clay, turn North on N. Clay Rd, at stop sign in Hopeland, turn right go ¼ mile to left on Sun Valley Road to property on the left.

REAL ESTATE DETAILS: Welcome to your special new home. This cozy house was built in 1985, has a finished total of approx. 2,047 sq. ft. (1,137 main level); walk-in the front door (level, no mini step) into 18.5'x 13' living room w/ vinyl hardwood style flooring, recess lighting, ceiling fan, stairway banister; into a bright 18'x 11.5' kitchen/dining area w/ includes stove, frig, dish-water, BI-microwave, white painted cabinetry, sink window overlooking backyard, patio doors to 16'x 12' wooden deck w/ farmland views; 13.2'x 13.2' primary bedroom w/ double door closet; 11.5'x 9.5' #2 bedroom w/ closet; full bathroom w/ nice tub shower & new vanity; 1-car attached garage w/ laundry hookup includes washer & dryer. Fantastic finished daylight basement has patio doors to concrete pad; opens into 25'x 24' recreation room w/ stone hearth & coal stove (included), vinyl hardwood style flooring, exposed ceiling; utility room; walls have been trenched to sump-pump for moisture control. Second level is un-improved w/ space for two additional bedrooms & full bath, (inexpensive future expansion). Private well w/ water softener & drinking water system; public sewer; elec. baseboard heat (& coal stove); internet cable; 200-amp elec service; elec. water heater; good roof; Ephrata School District; reasonable taxes approx. $3,305.

SPACIOUS EAT-IN KITCHEN

LARGE FINISHED BASEMENT

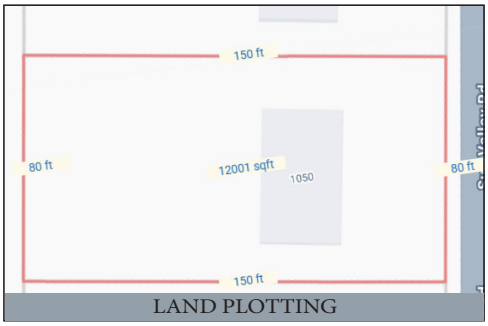
OPEN HOUSE DATES: Saturdays April 12 & 19 from 1:00-3:00 PM. Call/Text Auctioneer 717-875-6032

BRIEF TERMS: $30,000 down payment, balance in 60-days or before. This auction is held under the terms prepared by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700. Buyer needs to verify any/all information. By placing a bid, buyer is acknowledging they accept the sellers' terms & conditions.

Please visit our website www.martinandrutt.com or Facebook or Instagram

Bid "On-Line" or "In-Person" at this live event * Offering Broker Participation

Scan to view



LAND PLOTTING

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MARTIN & RUTT AUCTIONEERS

AUCTION FOR:
DEXTER & KELSEY ZIMMERMAN