



(Sinking Spring Boro)



PUBLIC AUCTION

3-BDRM 1-BATH SPLIT-LEVEL HOME * .19-ACRE LOT
CARPORT & UTILITY SHED * HOME NEEDS SOME TLC
EXCELLENT INVESTMENT/RENTAL PROPERTY

THURSDAY, SEPTEMBER 11, 2025 @ 6-PM



1,280 SQ. FT. (1960) SPLIT-LEVEL



3-BDRM 1-BATH SPLIT-LEVEL HOME

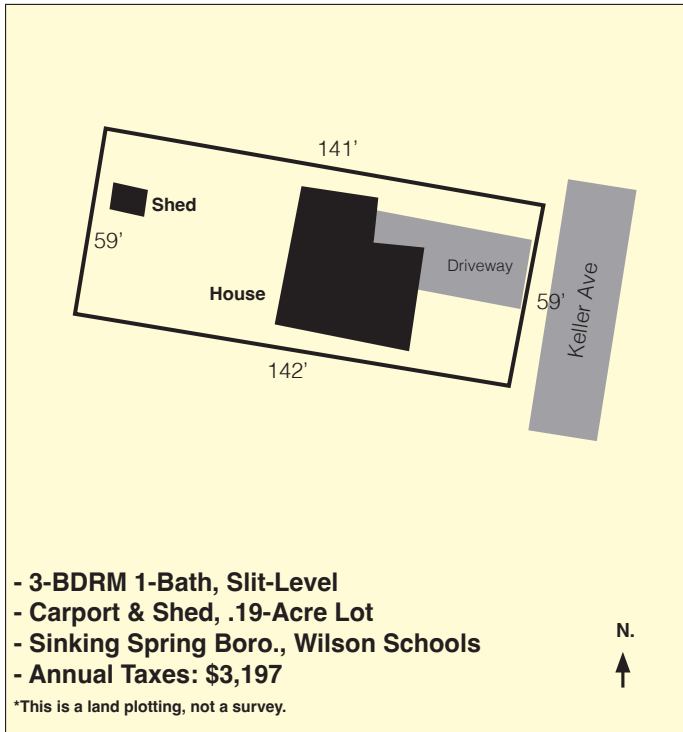


ATTACHED CARPORT * .19- ACRE LOT

Located at: 146 Keller Ave. Sinking Spring, PA 19608 * Berks Co. Wilson Schools

Directions: From Sinking Spring take Penn Ave. (Rt. 422 W.) to left on Ralph Ave. to right on Ruth St. to left on Keller Ave. to home on right.

Real Estate: consists of a 1,280 sq. ft. (1960) 3-bedroom aluminum siding split-level home w/carport on a .19-acre lot. Main floor features a 17'x10' Birch cabinetry eat-in style kitchen w/appliances; 17.5'x16' living room w/bay window; full bath; BR #1) 12'x11' w/closet; BR #2) 12'x11' w/closet; BR #3 or office 10'x10' w/closet; lower level 14'x11' paneled family room w/woodstove on brick hearth; 17'x10' workshop or office area w/egress door; laundry room w/mop sink, washer & dryer included; 14'x11' utility room w/oil furnace HW heat; 275-gallon fuel tank; electric water heater; sink & shelving; 33'x27' crawl space storage; public water & sewer; attached 1-bay carport; 10'x8' garden shed; fenced backyard; annual taxes: 3,197; Wilson Schools.



Open House: Sat. Aug. 23 & 30 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

Terms: \$20,000 down day of sale, balance in 45-days; **Attorney:** Glick, Goodley, Deibler & Fanning LLP (717) 354-7700.

Note: *Charming older home is located along a quiet side street; home needs some cosmetic updates & TLC; affordable starter home or excellent rental/investment property! Home is situated in an established residential community close to park & other conveniences!*

For Photos & Complete Listing Visit www.martinandrutt.com

AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
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Cameron Rutt (717)-875-6032



AUCTION FOR:
Barry S. Stubblebine Sr.
REV LIV TRUST