(Brecknock Twp./Denver/Bowmansville Area)

PUBLIC AUCTION

3-BDRM 2-BATH CUSTOM-BUILT (2019) RANCHER * .39-AC. LOT
ATTACHED 2-CAR GARAGE & ALL SEASONS ROOM * 10'x14' SHED
WEDNESDAY, DECEMBER 17, 2025 @ 4:00 PM

19'X16' ALL-SEASONS ROOM (2024)

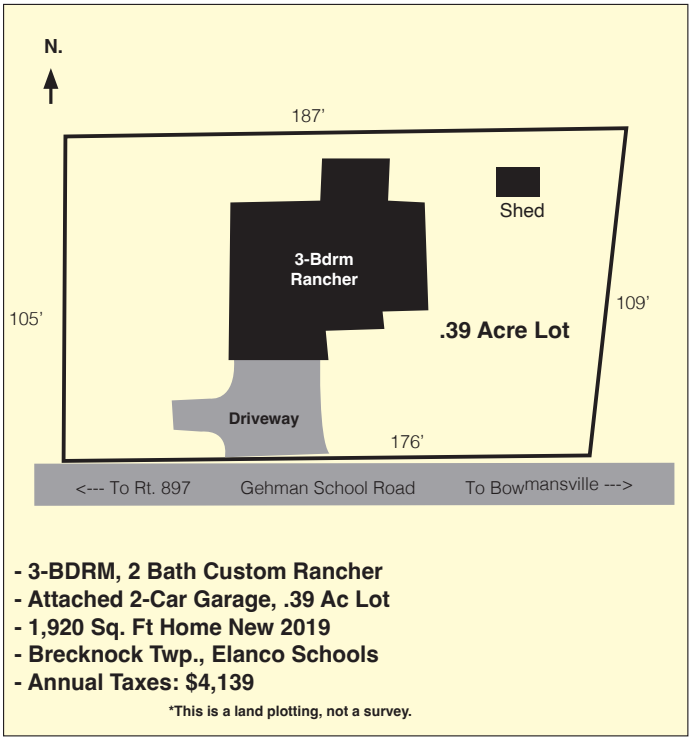
3-BDRM CUSTOM-BUILT (2019) RANCHER

ATTACHED 2-BAY GARAGE * .39-AC. LOT

Located at: 574 Gehman School Rd. Denver, Pa. Brecknock Twp. Lancaster Co. Elanco Schools.

DIRECTIONS: From Fivepointville area follow Rt. 897 N. to right on Gehman School Rd. to home on left.

REAL ESTATE: consists of a 1,920 sq. ft. one-owner custom-built (new 2019) 3-bedroom, 2-bath rancher w/attached 2-car garage, all seasons room & garden shed on a rural .39-acre lot. Main floor features a 19'x12' living room w/ cathedral ceiling, stone face gas fireplace, open to 22'x18' dining area & custom kitchen w/stylish white painted cabinetry, stainless steel appliances & upgraded countertops, center island & cathedral ceiling; French doors to attached 19'x16' all seasons room (new 2024) w/ polished pine cathedral ceiling, wood stove, mini split heat/AC unit; 15'x14' primary bedroom w/ WIC & spacious private bath; laundry w/washer & dryer; BR #2) 12'x10' w/double closet; full bath; BR #3) 12'x10' w/double closet; attached 283 sq. ft. 2-bay garage w/attic access; inviting 22'x6' covered front porch; unimproved 1,088 sq. ft. lower level w/ egress door; heat pump/central AC; on-site well & public sewer; annual taxes: $4,139; 14'x10' garden shed; fenced yard, fire pit; wooded rear border; nice wide paved driveway & parking area.



- **3-BDRM, 2 Bath Custom Rancher**
- **Attached 2-Car Garage, .39 Ac Lot**
- **1,920 Sq. Ft Home New 2019**
- **Brecknock Twp., Elanco Schools**
- **Annual Taxes: $4,139**

*This is a land plotting, not a survey.

OPEN HOUSE: SAT. NOV. 22 & DEC. 6 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance in 60-days. **Attorney:** Glick, Goodley, Deibler & Fanning (717) 354-7700.

NOTE: ***Outstanding (NEW 2019!) 1,920 sq. ft. custom-built rancher w/attached garage; absolutely move-in ready condition; numerous valuable amenities & tasteful décor throughout; rural setting w/wooded border; desirable Elanco Schools; sellers relocating to Lehigh Co.***

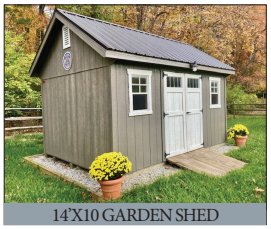
FOR PHOTOS & DETAILED LISTING VISIT

www.martinandrutt.com

COZY ALL SEASONS ROOM

STYLISH KITCHEN W/APPLIANCES

GREAT ROOM/LIVING ROOM


14'X10 GARDEN SHED

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

AUCTION FOR:
Kenneth D. & Carol A. Dotson