

(Chester Springs/Ludwig's Corner Area)

**** HYBRID PUBLIC AUCTION *LIVE & ONLINE ****

3-BDRM 3.5-BATH 3,540 Sq. Ft. CUSTOM-BUILT 2-STORY HOME

6-ACRES! * ATTACHED 2-CAR GARAGE

NUMEROUS VALUABLE AMENITIES THROUGHOUT!

TUESDAY, NOVEMBER 25, 2025 @ 3:00 PM



STYLISH 3,540 SQ. FT. CONTEMPORARY HOME



3-BDRM 3.5 BATH CUSTOM BUILT 2-STORY



ATTACHED 2-GARAGE * 6-WOODED ACRES!

Located at: 2326 Conestoga Rd. Chester Springs, Pa. W. Vincent Twp. Chester Co.

Directions: From Morgantown, Pa. take Rt. 23 E. to right on Conestoga Rd. (Rt. 401 E.) 11-miles to home on right.

Real Estate: consists of a stunning 3,540 sq. ft. one-owner custom-built (2001) contemporary 2-story 3-bedroom 3.5-bath cedar shake, stone & stucco dwelling w/attached 2-car garage on a private wooded 6-acre tract. Main floor features an elegant foyer w/ curved open staircase; a 22'x17' living room w/cathedral ceiling, gas FP, built-in cabinetry & book shelves, stunning Brazilian Cherry flooring; French doors to rear patio; gourmet kitchen w/Cherry cabinetry, granite counter-tops, all appliances included; sit-up bar; recessed lighting; 14'x9' breakfast nook w/abundant natural lighting, window seats, porcelain tile flooring & French door access to rear patio; 16'x12' formal dining room w/deep front window; 15'x11' office w/vaulted ceiling & access to side deck; 20'x15.5' primary bedroom w/Cherry flooring & vaulted ceiling, gas FP, French door to side deck, 2-10.5'x5' WIC's; fabulous 15'x12' private bath w/soaking tub, radiant heat, Lisbon porcelain tile floor, walk-in shower, abundant natural lighting, double vanities w/Cambria quartz countertops, vaulted ceiling; laundry & powder room; attached 2-bay garage; upper level BR #2) 16'x14' w/double closet; full bath; BR #3) 12'x11' w/double closet; balcony/sitting area overlooking living room; daylight lower level includes a 22'x14' pool table/game room w/9' tray ceiling & wet bar, 2-French doors to access patio w/9' high waterfall feature; 16'x12' theater room; 11'x14' library or music room; 9'x14' gym/workout room; full bath; 10'x5' private sauna; 23'x21' utility room w/workshop area, 200-amp svc; heat pump w/LP backup/central AC; 75 gallon LP water heater; on site well & septic; 10'x8' utility shed.

Open House: By Appointment on Sat. Nov. 8 & 15 from 1-3 PM For info call/text auctioneer @ (717) 371-3333.

Terms: 10% down day of auction, balance due by Jan. 16, 2026. Suggested opening bid \$1,000,000. **Attorney:** Glick, Goodley, Deibler & Fanning, LLP (717) 354-7700.

Note: Outstanding one-owner custom-built 2001 contemporary style home; valuable amenities include a private theater; sauna; pool table/game room; workout room; stunning soaring cathedral & vaulted ceilings throughout; gourmet kitchen; highly polished Brazilian Cherry floors; serenity waterfall feature, enjoy watching the deer & resident Wood Thrush from your private patio!

FOR PHOTOS & DETAILED LISTING VISIT www.martinandrutt.com

BROKER PARTICIPATION INVITED * CONTACT AUCTIONEER FOR DETAILS (717) 371-3333

OFFERING BOTH LIVE ON-SITE & ONLINE BIDDING ON AUCTION DAY!

AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
Michael J. Martin (717) 371-3333
John J. Rutt II (717) 587-8906
Cameron J. Rutt (717)-875-6032



AUCTION FOR:
BERNICE C. GALLAGHER

More info on other side



9' HIGH WATERFALL FEATURE



GREAT ROOM W/CATHEDRAL CEILING



CURVED OPEN STAIRCASE



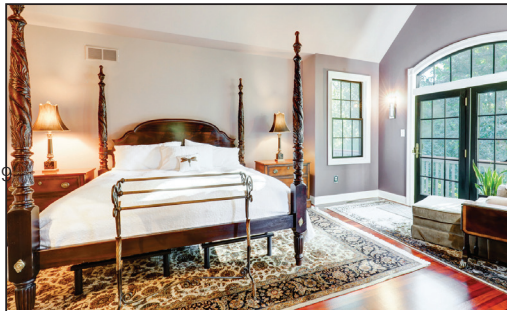
SIT-UP KITCHEN BAR



GOURMET KITCHEN W/APPLIANCES



COZY BREAKFAST NOOK



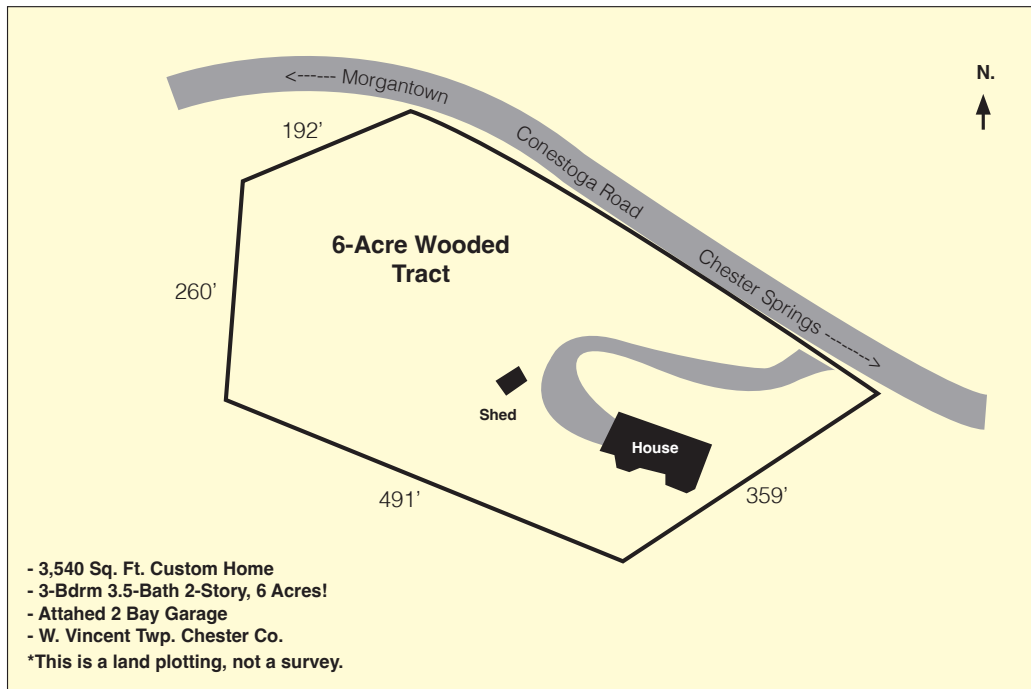
1ST FLOOR PRIMARY BEDROOM



STYLISH PRIVATE PRIMARY BATH



POOL TABLE/GAME ROOM



PRIVATE THEATER ROOM



GREAT ROOM VIEW FROM STAIRS

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