



(Bowmansville Area)

HYBRID PUBLIC AUCTION



**UPDATED & NEWER ADDITION 2-STORY HOUSE
1.03-ACRE * DETACHED 2-CAR GARAGE * CAMPER SHED
BEAUTIFUL LIVING ROOM * REMODELED
THURSDAY MARCH 19, 2026 @ 5:00 PM**



CLEAN UPDATED 2-STORY



24'X 28' DETACHED GARAGE



NEWER SIDE ADDITION

LOCATED AT: 1295 Reading Rd (Rt. 625) Denver, PA * Brecknock Twp.

DIRECTIONS: From Rt. 625 in Bowmansville, travel West to property on the left.

REAL ESTATE DETAILS: A clean remodeled 2-story Colonial w/ newer side addition and detached 2-car garage on 1.03-acre level lot. House has approx. 2,010 sq. ft. (+basement); main level has 22'x 11' kitchen & dining area w/ custom oak cabinetry, appliances, large front window; beautiful newer 19.5'x 19' side living room addition w/ brick hearth, cathedral ceiling, sky-lights & door to rear porch; 22'x 10' recreation room; 10'x 9' rear mud room; full bathroom w/ shower stall; laundry hook-up; desirable rear covered porch. Second level has "two room" primary bedroom w/ closets (11'x 11' & 10'x 9.5'); full Jack/Jill bathroom w/ tub shower & double-bowl vanity; 11.5'x 10' BR #2 w/ closet; 12.5'x 10' BR #3 w/ closet; small office or nursery room; attic storage. Double basement, newer addition has future finish potential w/ woodstove. Private well; water softener; public sewer; oil furnace w/ double 275 tanks; updated electric work; duct-work from basement woodstove thru-out the house; mini-splits A/C on first floor (2020); vinyl replacement windows; exterior walls are well insulated; new roof on addition; water heater (2025); vegetable garden & fruit trees. Fantastic property, come and take a look.

DETACHED GARAGE: Concrete-Block 24'x 28' covered in vinyl, detached 2-car garage w/ double doors, elec hook-up, concrete floor, rear lean-to addition, storage above; additional 14'x 28' camper shelter; chicken shelter; dog kennel w/ 3-runs w/ water/elec.; huge backyard & play area; underground dog wire; desirable Brecknock Township; E-Lanco Schools; taxes approx. \$3,587.

OPEN HOUSE DATES: Saturdays February 28 & March 7, from 1:00-3:00 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: \$35,000 down payment the day of auction, balance in 60-days or before. This auction is being held under the terms provided by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify any/all written information.

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

OFFERING 1% BROKER PARTICIPATION * ON LINE BIDDING AVAILABLE



Scan to view



AUCTION BY: Martin & Rutt

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AUCTION FOR: ZACH & KRISTEN MARTIN