



(Fivepointville & Lauschtown Area)



# HYBRID PUBLIC AUCTION

**1.5-ACRE \* COLONIAL 2-STORY w/ 3-BEDROOMS  
2-CAR ATTACHED & DETACHED GAR. \* STUNNING PATIO  
CLEAN & RENOVATED INSIDE \* QUIET NEIGHBORHOOD  
THURSDAY MAY 7, 2026 @ 6:00 PM**



**LOCATED AT:** 1361 Woodland Cir, Denver, PA \* Brecknock Township

**DIRECTIONS:** From Rt. 897 North of Fivepointville, turn West on Woodlyn Dr, to first road right Woodland Cr. (Cul-de-sac Street), to property on left.

**REAL ESTATE DETAILS:** WELCOME HOME to this spacious, well-maintained residence with numerous updates through-out situated atop 1.5-acres on a no-exit street. This home was built in 1976 and boasts approx. 2,252 sq. ft. Main level has 24.5'x 13' kitchen/dining room area w/ beautiful hardwood cabinets, appliances included and a window above the sink overlooking a level backyard into wooded area; 24.5'x 14' living room w/ fireplace, HW flooring & a bay window; 12'x 9.5' office area w/ double closets; 7'x 6' laundry w/ cabinets & appliances; powder bathroom; spacious 23'x 23' attached 2-car garage. Second level has 19'x 14' primary bedroom w/ 11'x 8' private bathroom w/ shower; 13.5'x 12' BR#2 w/ double closets; 13.5'x 12' BR#3 w/ double closets; another bathroom w/ tub/shower. Has 24'x 22.5' finished basement recreation room; 24'x 11' canning room; 20'x 14' utility room; central vac; new water pump (2023); new heat pump AC (2022); new roof (2021); oil furnace hot water baseboard w/ desirable 3-zone heating; 200-amp electric service; on-site well; public sewer.

**DETACHED GARAGE:** 23'x 23' detached garage/shop, concrete floor, electric service; shed for additional storage; Brecknock township; Eastern Lancaster schools; easy access to Routes I-76, 272, 222 & 897; taxes approx. \$4,644



4-CAR GARAGES



OUTSTANDING REAR PATIO



Scan to view

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



**AUCTION FOR:  
JOHN & JUDY BURKHOLDER**

More info on other side



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VIEW FROM STREET



MORE REAR PATIO



REAR PATIO & BACKYARD



CLEAN LIVING ROOM

**AUCTIONEER NOTES:** A special property. Fantastic rear 30' W. x 20' D. paver-stones patio w/ 11' hot tub paver pad, under-step lighting, 12' Octagon Gazebo w/ screens & lighting kit, overlooking peaceful wooded scenery. Don't miss this opportunity to make this beautifully renovated home your own! Location is always important, stop and see, how this residence is perfectly placed.

**OPEN HOUSE DATES:** Saturdays April 18 & 25, from 1:00-3:00 PM. Call/Text Auctioneer 717-587-8906.

**BRIEF TERMS:** \$50,000 down payment the day of auction, balance on July 6 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](http://www.martinandrutt.com) or Facebook or Instagram

Offering Broker Participation to Registered Agents



SPACIOUS BACKYARD



LIVING ROOM BRICK FIREPLACE



LAND PLOTTING

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