



(Leola & Forest Hills Area)



HYBRID PUBLIC AUCTION

FANTASTIC TOTALLY REMODELED RANCHER * 3-BR's
.38-ACRE * ATTACHED GARAGE & DETACHED SHOP
IN-LAW QUARTERS * ALL-SEASON ROOM * PATIO
SATURDAY JUNE 13, 2026 @ 10:00 AM



VERY NICE RANCHER



BACK OF HOUSE



12' X 28' GARAGE SHED

LOCATED AT: 56 Timberline Dr. Leola, PA * Upper Leacock Twp.

DIRECTIONS: From Rt. 23 in Leola, turn North on Forest Hills Rd, to right turn on Timberline Dr, to property on the right.

REAL ESTATE DETAILS: An outstanding updated and remodeled house that needs nothing. Consists of a Ranch style 3-bedroom house and rear addition w/ approx. 1,650 sq. ft. main level (plus 600 sq. ft. on lower level) on .38-acre level lot. House was built in 1968; has 13'x 12' updated kitchen w/ eat-at island, newer appliances; 13'x 11' dining area w/ exposed beam ceiling; 17'x 13' front living room w/ large Bay window, hardwood flooring, slate fireplace w/ elec. insert; 13'x 11' BR #1 w/ double door closet; 12'x 11' BR #2 w/ double door closet; 11'x 11' BR #3 w/ double door closet; 10'x 8' full bathroom w/ tub shower; rear 24'x 15' all-season room w/ brick hearth & wood stove; rear mudroom w/ 6'x 9' laundry; powder bathroom; 20.5'x 13.5' 1-car attached garage w/ desirable epoxy floor. Basement level has (2) sets of steps; finished "in-law quarters" w/ kitchen, dining area, living area, bedroom area & full bathroom; 14'x 14' work area; 26'x 18' storage area. Private rear 16'x12' treated wood patio. Updated Rheem high-efficiently heat-pump & A/C; 200-amp elec. service; new water heater in 2024; newer updated windows; newer 35-year roof; new gutters; R-49 attic insulation; Conestoga Valley Schools; desirable Upper Leacock Twp; taxes only \$3,789.

WORKSHOP & GARAGE: Fantastic rear 28'x 12' storage barn w/ overhead door & opener, reinforced floor, insulated, mini-split unit for heat & A/C; walk-in door. Good macadam driveway.

AUCTIONEER NOTE: A freshly remodeled and updated Ranch style house in a quiet neighborhood. Property has been meticulously groomed inside & outside with new landscaping. Location is always important and this is only minutes to most conveniences and Rt. 23 & Rt. 222. Come and see how this property can be a good fit for you and your family.

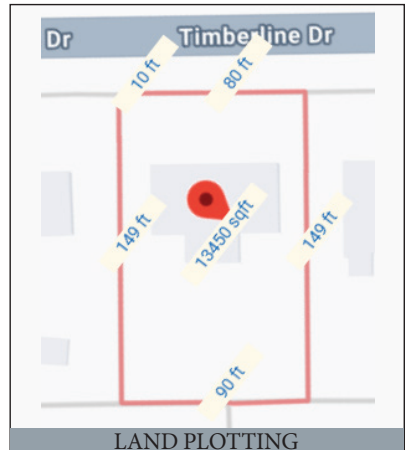
OPEN HOUSE DATES: Saturdays May 30 & June 6, from 1-3 PM & Thursday June 11, 6-8 PM

BRIEF TERMS: \$40,000 down payment the day of auction, balance in 60-days or before. This auction is being held under the terms provided by Bill Stull 717-629-9582. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however the buyer is responsible to verify any/all written information.

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



FRONT LIVING ROOM



LAND PLOTTING

This is a land plot, not a survey.



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:
VAUGHN & DAWN SUMMERS