



(East Lancaster & Smoketown Area)



# HYBRID PUBLIC AUCTION

UPDATED CAPE-COD w/ HUGE REAR ADDITION \* 3-BR's  
MAIN LEVEL BEDROOM \* LARGE REAR ADDITION  
.40-ACRE \* LIVING ROOM w/ CATHEDRAL CEILING \* PATIO  
**TUESDAY JUNE 30, 2026 @ 6:30 PM**



UPDATED W/ LARGE ADDITION



BACK OF HOUSE



BRICK PATIO & COVERED PORCH

**LOCATED AT:** 20 Clayton Ave. Lancaster, PA 17602 \* East Lampeter Twp.

**DIRECTIONS:** From East of Lancaster on Lincoln Hwy East, turn south on Clayton Ave (at Burger King), to property on the right, corner lot.

**REAL ESTATE DETAILS:** A Cape-Cod style house w/ many recent updates on .40-acre lot. House was built in 1941 w/ huge rear addition in 1988 and has approx. 2,438 sq. ft.; main level includes a 17.6'x 9' updated eat-in kitchen w/ custom cabinetry, appliances, (2) built-in corner cabinets; 12'x 12' dining room w/ chair-rail & accent wall; fantastic 20'x 19.7' rec room w/ sky lights, 10.6' ceiling, built-in bookcases, large brick fireplace, wet bar; 18.5'x 13.4' front living room w/ tile fireplace; cute 13.2'x 8.5' reading room w/ large bay window; 14'x 11.5' main level bedroom; full bathroom w/ Corian sink; powder bathroom; rear 16'x 14' covered porch; brick patio & covered pergola. Second level has 15.2'x 13' primary bedroom w/ 2 closets; 15'x 12' full bathroom w/ shower stall, soaking tub, double vanity, & more closets; walk-thru (bedroom); 10'x 6.7' bedroom (nursery). Basement is unimproved w/ storage area; laundry hook-up; utility room; walls trenched to keep dry. Natural-Gas furnace; central A/C; public water & sewer; gas domestic water heater; 200-amp elec service; desirable Conestoga Valley Schools; East Lampeter Twp.; mature landscaping & shade trees; large storage shed for car; taxes approx. \$3,842.



EAT-IN KITCHEN



REAR RECREATION ROOM

**OPEN HOUSE DATES:** Saturdays June 20 & 27, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

**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 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 the buyer is responsible to verify any/all written information.



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LAND PLOTTING

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**AUCTION FOR:**  
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