



(Blue Lake & Cocalico Area)



HYBRID PUBLIC AUCTION

STUNNING STONE/VINYL COLONIAL * MAIN LEVEL BR
2.76-ACRES * SOME WOODED * COUNTRY LIVING * 3.5-BATHS
5-BR's * HUGE FINISHED BASEMENT * VAULTED CEILINGS
WEDNESDAY JULY 22, 2026 @ 6:30 PM



IMPRESSIVE COLONIAL



BACK OF HOUSE & PATIO



OUTDOOR FIREPIT AREA

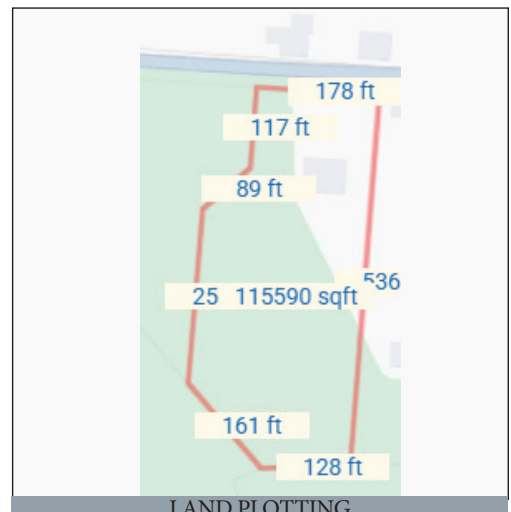
LOCATED AT: 615 Blue Lake Rd. Denver, PA * W. Cocalico Twp.

DIRECTIONS: From Schoeneck, travel North on Swamp Bridge Rd, to left on S. Windy Mansion Rd, to left on Blue Lake Rd, to property on the left.

REAL ESTATE DETAILS: A super rare opportunity to buy your own personal show place on 2.76-acres! House was built in 2007 by Blue Lake Builders; has approx. 2,700 sq. ft. (plus 1,784 in finished basement); stone/vinyl exterior. Main level has a fantastic 22'x 13.2' front door foyer w/ sitting area, 18' ceiling, crown window; 20'x 19' kitchen & dining area w/ custom raised-panel cabinetry painted Blue (2026), granite-tops, corner sink window, newer S.S. appliances, 11.5' cathedral ceiling, crown window, plank flooring; 24'x 16.5' living room w/ 18' ceiling, stone fireplace (propane), plank flooring, open second level mezzanine walkway w/ banister; 17'x 13' primary bedroom w/ vaulted ceiling, front bay window; private primary full bathroom w/ double Corian vanity, shower, soaking jacuzzi tub, wains-coating, oversized walk-in closet; 17.5'x 9' side entrance mud room/laundry w/ wash sink, plank flooring, office area, cabinetry storage & counter space; powder bathroom; 21.9'x 26' 2-car garage w/ storage area; covered front porch; tremendous 24'x 14' rear vinyl/composite deck. Second level access across mezzanine walkway to 14'x 10.5' BR #2 w/ closet; 13.7'x 12.3' BR #3 w/ closet; 11'x 10.5' BR #4 w/ closet; 21'x 11' BR #5 w/ knee-wall closets; full bathroom skylight & divider. Extensive finished basement has poured concrete walls w/ 9' ceilings; 41'x 21' great room w/ stone fireplace (propane); second kitchen w/ huge eat-at counter & stone facing; 11.7'x 9' full bathroom; office closet behind double doors; large storage closets; 20'x 10' storage room; on-site well w/ softener, UV light; on-site septic; 200-amp elec. service; updated Rheem oil furnace; Honeywell Central A/C; good air-handler w/ humidifier.



CHICKEN PEN & CAGE



LAND PLOTTING

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:
LON & SHEILA MARTIN

More info on other side



FANTASTIC KITCHEN



DINING AREA & KITCHEN



OPEN LIVING ROOM



MAIN LEVEL BEDROOM



MAIN LEVEL LAUNDRY



BASEMENT KITCHEN



STAMPED CONCRETE WALKWAY



SURROUNDING AREA



STUNNING OPEN BASEMENT

AUCTIONEER NOTE: A truly remarkable property in absolute move-in condition. 14'x 32' garage shed w/ elec. service & rear addition for covered firewood; oversized backyard has extensive raised garden area; 16'x 12' chicken shed w/ enclosed wire pens and covered chicken run; 40'x 40' wood-chipped play area w/ swing set; beautiful stamped concrete front walk-way; good macadam driveway; total taxes approx. \$10,921. You really need to set your foot on this property to understand how nice and well maintained it is, make plans to do that today.

OPEN HOUSE DATES: Saturday July 11 & 18, from 1:00-3:00 PM. Call/Text Auctioneer 717-587-8906 for private showing.

BRIEF TERMS: 10% down payment the day of auction, balance in 60-days or before. This auction is being held under the terms provided by Attorney Tony Schimaneck 717-299-5251. 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

OFFERING 1% COMPENSATION TO REGISTERED REAL ESTATE AGENTS

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