



(Welsh Mt, South Hermitage, White Horse Area)



HYBRID PUBLIC AUCTION

STRIKING STONE/VINYL COLONIAL HOUSE in IMMACULATE CONDITION

5.11-ACRE PARTLY WOODED LOT * VIEW OUT THE FRONT

6-BR's * 5.5-BATHS * AWESOME FLOOR-PLAN * OVERSIZED 3-CAR GARAGE

TUESDAY JULY 28, 2026 @ 7:00 PM



1-OWNER CUSTOM BUILD



OVERSIZED 3-CAR GARAGE



5-ACRE PARADISE

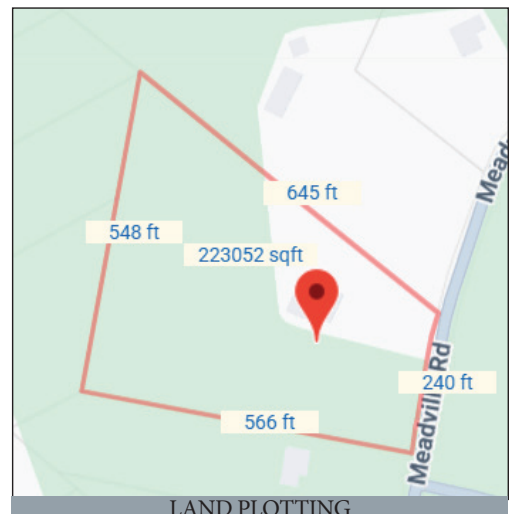
LOCATED AT: 5611 Meadville Rd. Gap, PA * Salisbury Twp.

DIRECTIONS: From Rt. 897 at the top of Welsh Mt, turn South/East on Meeting House Rd, to first road left on Meadville Rd, to property on the left.

REAL ESTATE DETAILS: A marvelous and rare opportunity to buy your own personal show place on 5.11-acres! House was built in 2010 by Weaver Construction with approx. 3,704 sq. ft. (plus 1,452 sq. ft. finished basement) and is one of the most spectacular properties we have ever had the privilege to offer for sale. Main level has impressive front door foyer showcasing a spectacular open 3-floor open stairway w/ iron banister & Oak treads; 29'x 18' kitchen-dining area w/ raised-panel custom cabinetry by Weaver, all appliances including 6' S.S. frig, double over, gas cooktop, 10'x 5' island w/ sink & eat-at counter, tile backsplash, plank flooring, pantry, B-I desk, triple French doors to covered 24'x 14' stone patio & 20'x 42'x 16'x 32' pool; 18'x 12.5' formal dining room; 20'x 19' living room w/ stone & brick mantle & propane fireplace; covered side entrance has 15'x 9' mudroom w/ custom coat/shoe cubbies; 9'x 6' laundry w/ sink & custom cabinetry; powder bathroom; 29'-D x 38'-W attached 3-car garage w/ space to spare. Second level has 20'x 15.8' primary bedroom w/ beautiful mantle & propane fireplace, plank flooring; primary full bathroom has double Corian custom vanity, tile shower, soaking tub, tile floor; private 17.5'x 11' walk-in closet w/ custom shelving/design; 15'x 12.5' BR #2 w/ large closet; 10.5'x 5' private full bathroom w/ tub shower & double Corian vanity; 14.5'x 13.8' BR #3 w/ double closet, Jack/Jill full bathroom has (2) vanities, tub shower, divider for commode; 13.9'x 12.3' BR #4 w/ large closet & door to Jack/Jill bathroom. Third level has 18'x 13' BR #5 w/ exposed brick wall & walk-in closet; 19'x 18' BR #6 w/ exposed brick wall & walk-in closet; full bathroom w/ shower, double vanity & divider. Daylight basement has 22.6'x 16.6' recreation room w/ exposed stone wall & archway, eat-at counter; 33'x 16' current fitness room w/ a barn-board wall & mirror walls; 18'x 12.4' current fitness room w/ mirror walls, walkout door at ground level; walk-in closet; full bathroom w/ shower; utilities room; pre-fab concrete walls; elec heat-pump; central A/C; 200-amp service; on-



POOL IS LIKE NEW



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:
TINA and
RANDY WEAVER

More info on other side



REAR COVERED PATIO



BACKYARD W/ WOODS



STAMPED WALKS & PORCHES



KITCHEN IS FANTASTIC



FRONT LIVING ROOM



FIREPLACE IN PRIMARY BR



PRIMARY FULL BATH



BASEMENT REC. ROOM

site well w/ softener, UV light, reverse osmosis system & filter; on-site septic system; taxes approx. \$9,440. 24'x 14' storage barn w/ roll-up door on gable end.

AUCTIONEER NOTE: A truly extraordinary property continues to impress outside w/ stamped concrete walkways and porches; beautiful 40,000-gallon in-ground pool has tile w/ fountain stream on rocks to pool, fire pit & picnic area; large jacuzzi heated tub; impressive stone retaining wall; expansive backyard w/ play area; front "Bird-Nest" balcony w/ view. A scarce opportunity to find a property like this, especially one that is for sale. A rare blend of location, luxury & opportunity. One of the areas finest properties nestled back against the woods, hidden in plain sight.

OPEN HOUSE DATES: Sat. July 18, 1-3 PM or Tues. July 21, 6-8 PM. Call/Text Auctioneer 717-587-8906.

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 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.

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

OFFERING 1% COMPENSATION TO REGISTERED REAL ESTATE AGENTS

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