

# PUBLIC AUCTION

**3 BEDROOM RANCH HOME ON .36 +/- ACRES**  
**SATURDAY, NOVEMBER 14, 2020 @ 1:00PM**



**LOCATION:** 122 CRESTVIEW AVE., NEW HOLLAND, PA 17557. From Intersection of Rt. 322 & Rt. 23 in Blue Ball; Take Rt. 23 West for 0.7 miles, Turn R on Sunset Ave, Follow 450 ft. to L on Crestview Ave. to Property.

**REAL ESTATE:** MOVE IN READY 3 BEDROOM RANCHER situated on .36 +/- acres. Located in East Earl Twp., Elanco School District. This property features mature landscaping, large backyard with large concrete patio on rear of home, new shingle roof to be installed by day of auction (with warranty); and attached 2 car garage with access to attic storage. Property also features vinyl replacement windows, maintenance free exterior, and a 10x15 storage shed. This 1696 sq. ft. home features large living room w/ new carpet in 2019; closet, and a fireplace insert for heat. Kitchen features plenty of cabinets with desk/work area, attached dining area, dishwasher and range. Dining room opens to a 3 season sunporch, with attached exposed aggregate patio. The hallway follows to recently redone master bedroom with 2 large closets & hardwood floors; guest bedroom with hardwood floor and closet, and main bathroom with standup shower and tub all handicap accessible. Closet space & storage is abundant in this beautiful home. First floor laundry area with ½ bath, easy access to office/ 3<sup>rd</sup> bedroom, garage, basement, and patio. Basement features large finished family room (new carpet in 2010), wood stove, and storage/utility area. This Rancher features a Central Air/ Heat pump system (2015), duct air scrubber (2018), electric hot water heater (2003), water softener system, wood fireplace insert (2009), public water & sewer.

**NOTE:** Property is located at end of cul-de-sac on peaceful street; and backed by scenic farm views of the Weaverland Valley; with easy access to major highways and locations. This property is a great retirement or starter home; come prepared to bid, as current owner is motivated to sell.

**OPEN HOUSES:** Saturday, October 24, 31 & November 7 (1-3pm) or by apt. call (717) 587-5105

**TERMS:** 10% down day of Auction, settlement within 45 days of sale. **TAXES:** Approx. \$3642

**TERMS BY:** Daniel L. Fox ---- Doug Good, Good & Harris Attorneys (717) 354-4456

**SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE**



## B.L. OBERHOLTZER AUCTION SERVICE

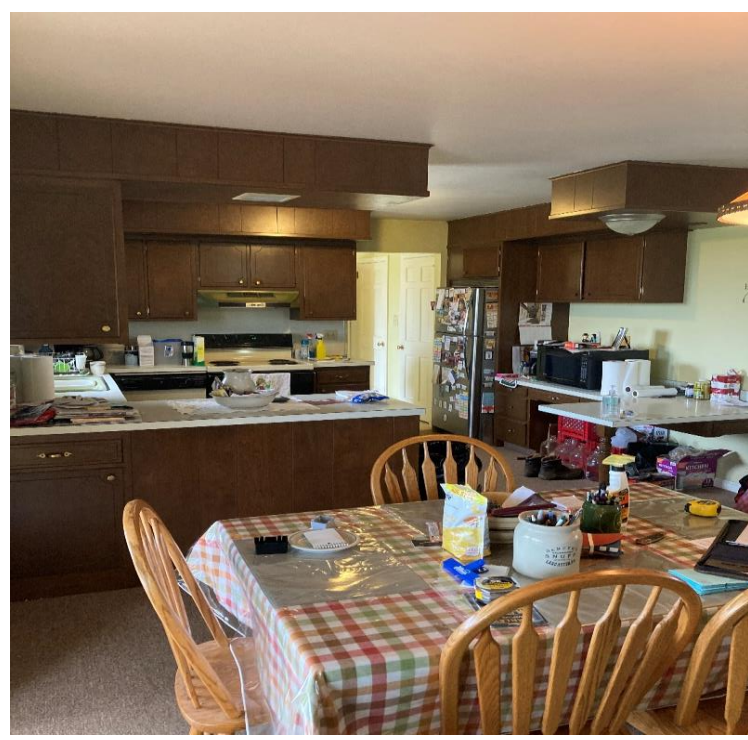
Brian L. Oberholtzer AU-005951 Reinholds, PA 17569

Jordan Martin AA-019691

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### ROOM DIMENSIONS

Living Rm: 13.5'x 25.5'  
 Dining Area & Kitchen: 13.5'x22.5'  
 Laundry: 7'x 13.5'      Master Bdrm: 14"x 18'  
 2nd Bdrm: 10.5'x13.5'    3rd Bdrm: 10'x 13.5'  
 Main Bath 9.5'x8'      Sunporch: 10' x 15.5'

Lot size/Acres: .36 +/- Acres  
 School District: Elanco  
 Township: East Earl Twp.  
 County: Lancaster  
 Taxes: Approx. \$3642

Roof: Shingles (new)  
 Basement: Full finished  
 Condition: Good (Move in)  
 Baths: 1 1/2  
 Flooring: Hardwood, carpet

Bedrooms: 3  
 Fireplace: Yes  
 Water/ Sewer: Public  
 Heating: Central Air/ Heat pump  
 Appliances: Range, Dishwasher



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