

PUBLIC AUCTION

1 1/2 Story House, Heated Shop & 2 Stall Horse Barn on 2.2 Acres

Fivepointville Area

Saturday, March 15, 2014 @ 1:00 PM

520 W Maple Grove Rd, Denver PA 17517, Brecknock Twp, Lancaster Co, Elanco School District

From Bowmansville (JCT 625 and Maple Grove Rd), take Maple Grove Rd toward Fivepointville for 2 miles to property on right. From Rt.272 at Weaver Mkts, turn onto 897 S to Fivepointville 4 way stop sign. Left on W Maple Grove Rd to property on left.



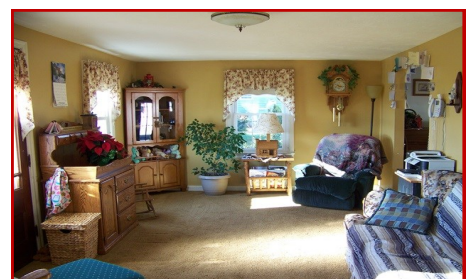
Sun/Family Rm 10 x 22	Living Rm 11 x 23	Upper Level Bedrm 11 x 23	Covered Deck 10 x 20
Kitchen 8 x 13	Laundry/Half bath 5 x 10	Upper Level Bedrm 11 x 12	Side Porch 7 x 22
Dining Rm 10 x 12	Office/Bedrm 8 x 10	Upper Level Full Bath 8 x 10	Pavilion 20 x 20

This 1,464 sq. ft. Home is situated on a flat open lot and offers gorgeous views of rolling farmland. The solid built home features a bright sun room/family room w/laminate wood flooring, bay window, vaulted ceiling w/fan, and wainscoting; kitchen w, tiled backsplash, microwave, dish washer, garbage disposal, and atrium window box; dining room w/ built-in lighted corner cupboard ; living room w/carpet & tiled corner hearth w/propane connection; office/bedroom; and half bath w/laundry on main floor. Second Floor has 2 bedrooms and a full bath w/tiled floor, open tiled shower, and sunken jetted tub. Full basement with outside exit, oil hot air heat w/central air, propane auxiliary heat, on site well and public sewer. Home has replacement windows throughout and low maintenance exterior w/aluminum siding & Trex decking. A PVC fenced courtyard behind the house includes a 10 x 20 covered deck and a 20 x 20 pavilion w/electric. **Detached 1 1/2 Story masonry shop/garage 24' x 44' w/ heated shop, 3 bays, 8' x 10' overhead door, attached garage addition 20' x 44' w/12' x 12' door w/2 horse stalls.** The property also features a raspberry patch with 600 plants and 3 varieties of raspberries for early, mid, and late seasons, a garden area, perennial beds, macadam driveway & parking area. Convenient location & easy access to Rts 222, 272 & turnpike.

Zoned: Ag **Taxes:** \$2,756

Open House: Saturday, Feb 22, March 1 & 8 (1-3 pm) or anytime by apt. call 610-286-5183

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Leon R & Karen N Hurst 717-445-0658



Merle Eberly - 2417-L—Brian Oberholtzer
Alvin Horning - C.Ivan Stoltzfus CAI

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