

PUBLIC AUCTION

Holland Stone Ranch House on 1^{+/-} Acre

1998 Buick Lesabre Car & Personal Property

East Earl Area

Tuesday, August 2, 2016 at 5 PM

1272 Edgewood Dr, East Earl, PA 17519, East Earl Twp, Lancaster Co, Elanco School District

From Blue Ball take Rt. 322 E 1.1 mi, right onto 897 S 0.8 mi, right on Edgewood Dr 0.3 mi to property on left.



Living Room 14 x 21

Kitchen 13 x 14

Bedroom 11 x 12

LL Rec Room

14 x 46

Family Room 13 x 28

Bedroom 13 x 15

Full Bath

LL Kitchen

14 x 19

This quality built home offers 2,534 sq. ft. of living space and is situated on a beautiful country lot backed by stately trees with frontal views of scenic countryside. The house features a **Living Room** w/bow window & brick wood burning fireplace; **Family Room**; 42 handle **Kitchen** w/dishwasher, glass top electric range, microwave & pantry; **Full Bath** w/linen closet; **Half Bath**; and **2 Bedrooms** on the main level. Also on this level is an **attached 2 car Garage** w/electric opener, laundry hook-ups, laundry tub, many wall cabinets & closets. The home has a **partial daylight full basement** w/outside exit; **Rec Room** w/built-in shelves & wainscoting; **2nd Kitchen** w/ss sink & brick hearth w/gas stove; **Full Bath**; **2 Storage Rooms**; **Cold Cellar**; and could easily accommodate a **3rd Bedroom**. The home has oil hot water heat w/central air, on site well & public sewer. The home is bright with lots of windows, lots of closets (all with lights), numerous ceiling fans, stairs to a **floored attic**, a **6 x 18 covered front porch** and **10 x 16 rear patio**. Outbuildings include an **8 x 16 Storage Shed**. *Note: Personal property to be sold immediately following real estate: 1998 Buick Lesabre w/105,480 mi, 2 kitchen tables & 4 chairs, 2 GE refrigerators, GE 15 cu.ft. chest freezer, Maytag washer & dryer, Frigidaire elec. range.* **Taxes:** \$3,552 **Zoned:** RL (Residential Low Density)

This property has a beautiful setting with manicured lawn & landscaping, mature shade trees, large paved parking area, scenic views and is located 2 miles off 322 within minutes of many conveniences! The house and property have been meticulously maintained!!

Open House: Saturday, July 16, 23 & 30(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:** Frances R. Martin



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

610-286-5183



Information is deemed correct but not guaranteed.



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