

# PUBLIC REAL ESTATE AUCTION

Lancaster County- Leacock Twp.

3 bedroom 1 bath Cape Cod home .28 Acre

Aug. 26, 2014 @ 6:00 P.M.



3702 Old Philadelphia Pike, Gordonville PA 17529

Directions: The corner of Rt. 340 & Hollander Rd.

Comments: Cape Cod, 3 bedroom, 1 bath home in downtown. First floor entails a large kitchen, breakfast nook, dining room, living room, dining room, mudroom, two bedrooms & a full bath, a total of 1,246 sq. ft. with hardwood and vinyl floors. Walls are plastered and have been painted within the last 5 yrs. Second floor comprises of 255 sq. ft. bedroom and a 230 sq. ft. of unfinished/attic sq. ft. area. Basement has an attached two car garage, Office and large laundry. 200 amp service. Propane furnace, hot water w/ cast iron baseboard. On-site well. Public Sewer. New roof 4 yrs. ago. Surprisingly spacious and private back yard, with towering shade trees and mature shrubbery. Home is in great condition. Take a look at this "corner lot" "in town" don't miss this opportunity.

Open House Dates: Tue July 29<sup>th</sup>. 5:00 to 7:00 & Sat. Aug. 2<sup>nd</sup>. 1:00 to 4:00. Call 717-629-6036 for more information or a private showing

Terms: Settlement on or before Oct. 24, 2014. \$10,000.000 down payment on the day of the auction. Transfer taxes to be paid by the buyer. Real Estate taxes to be prorated. Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

For additional pictures go to Auction Zip .com ID # 23383  
717-786-8000

Auctioneer:

J. Meryl Stoltzfus  
AU # 005403  
717-629-6036



Attorney:

Ed Miller

Seller: Catherine B. King





**BEILER-CAMPBELL**  
AUCTION SERVICES



**For more information or a private showing call  
J. Meryl Stoltzfus Ph. # 717-629-6036**