

# PUBLIC AUCTION

2 Story, 1640 Sq. Ft., 3 Bedroom Home w/ Attached Garage, Shed  
Saturday, March 23, 2019 @ 11:00 A.M.

865 Matthew Dr., Stevens, PA 17578- Lancaster County



**Directions:** From 322 take North Clay Rd. to rt. on Hopeland Rd. Turn left onto Sun Valley Rd. Turn left on Linda Ln. to rt. on Daniel Dr. to left on Matthew Dr.

**Property Description:** Beautiful, well kept, 2 story, 1640 sq. ft 3 bedroom 2-1/2 bathroom home built in 1988. Borders farmland along quiet, rural cul-de-sac, on 0.33 acres. New roof/gutters, 610 sq. ft. attached 2-car garage w/ working area & pull-down ladder to attic for additional storage. 200 Amp electric service, public sewer, macadam driveway & on-site well. Lge. back yd., 10' X 16' newly stained wood deck, 12' X 15' garden shed (lawn tractor included.) Mature bushes/lawn bordering farmland & distant woodland w/ daily whitetail deer sightings & up to 31 different bird sightings. **1<sup>st</sup> Floor:** 800 sq. ft. including foyer w/ hardwood floor, lge. kitchen w/ walnut cabinets including dishwasher, electric stove, fridge. Dining room w/ laminate flooring, lge. living room w/ new paint & new carpet, laundry room, ½ bathroom. **2<sup>nd</sup> Floor** 840 sq. ft. including master bedroom w/ new paint & new carpet, closet & full bathroom. Includes 2 additional bedrooms w/ new paint & new carpet, closets & full bathroom.

**Basement:** 720 sq. ft. includes a finished room including newly repainted & polished Harman Coal Stove w/ vents upstairs, utility room w/ heat pump/cooling HVAC system (new in 2017), water UV system, electric water heater, sump pump & exit/entrance bilco doors. **Taxes:** Approx. \$4000.00

**Open House Dates:** Sat. Feb. 23, 1-3 P.M. & March 2, 1-3 P.M. & Thurs. March 7, 6-8 P.M. Call Wilmer at 717-333-4881 for more information or to schedule a private showing.

**Terms:** \$25,000 deposit down the day of auction. Buyer to Pay 2% transfer taxes. Settlement on or before May 1' 2019.

**Attention Realtors:** 1% Brokers Participation offered to realtors who preregister w/ their buyers & who become the successful bidder the day of auction.

**Auctioneer's Note:** Owner is downsizing & motivated to sell this country home. Ephrata School District, ClayTwp.

For forms & additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com)

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**Auctioneers:**

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

Wilmer Martin AA #019644 (717) 333-4881

**Sellers:** Linley Nagy

**Attorney:** Kling & Deibler





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