

PUBLIC REAL ESTATE AUCTION

Beautiful 4 Bedroom 2½ Bath Cape Cod Home
2 tracts .5 & .6 acre (Combined 1.1 acre)
Monday, Sept. 13, 2021 @ 6:00 P.M.

116 Meetinghouse Rd., Gap, PA 17527- Lancaster County



Directions: From Rt. 30 take Rt. 897 N (White Horse Rd) for 4 mi. Continue straight on Meetinghouse Rd. In 0.2 mi. the property is on the left.

Property Description: **1st floor-** Foyer w/closet, ½ bath, laundry area. Kitchen w/beautiful kitchen cabinets and vinyl flooring. Dining room. Master bedroom w/walk-in closet, master bathroom. Living room w/ built in china cabinet & bookshelves. Family room w/ large windows (serves as a sunroom), carpet flooring, exterior doors & mini split (for cooling) & vent free LP gas fireplace. **2nd floor-** 3 bedrooms w/ closets, Full bath, Powder room, Built in fan in hallway to vent heat to outside, Carpet & vinyl flooring. **Basement-** Finished basement w/ large office, Carpet flooring, LP cast iron glass front heater to heat basement and home, Cold cellar, Utility room, Sump pump, 200 amp electric service, Kenetico water softener/RO water system, Bilco exit door, Humidex fan, LP water heater. **Garage-** 2 car garage with drain in concrete floor, 2 small entry doors, Vent free LP heater, Upstairs finished bonus room w/closet.

Outside- Paver patio w/ seat walls & outdoor lighting, Paver walk ways, Beautiful landscaping with trees, Newer asphalt singles on roof, Onsite well, Onsite sewer w/ newer septic pump, 1 larger storage shed, 1 smaller storage shed, Black top driveway. Beautiful swing set, only 2 years old. **Tract 2 (0.6 acre)-** 32' X 34' Garage w/ storage area upstairs, Septic system (connected to Tract One's septic), Large flat yard.

Note- This property is a must see! Everything is in move in condition & well taken care of. A Rare property to find in Salisbury Twp. **Zoning: Rural Enterprise**

Open House Dates: Sat. August 21, 1-4 P.M. & Tue. August 31, 5-7 P.M. For more details or a private showing call Wilmer at 717-333-4881.

Annual Property Taxes: \$5,625.00

Terms: Settlement on or before November 13, 2021. \$25,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered, 48 hours prior to the auction.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



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Auctioneers: J. Meryl Stoltzfus

AU#005403 Ph. 717-629-6036

Wilmer Martin AA#019644 Ph. 717-333-4881

Sellers: Amos & Rosanna Smucker





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