

PUBLIC AUCTION

3 BEDROOM RANCHER ON .35 ACRE CORNER LOT
SAT, NOVEMBER 6, 2021 @ 9:00 AM RE @ 11:00 AM



LOCATION: 2 LAUREL DRIVE, WILLOW STREET PA, 17584, WEST LAMPETER TOWNSHIP
LANCASTER COUNTY, LAMPETER- STRASBURG SCHOOL DISTRICT

DIRECTIONS: FROM THE INTERSECTION OF RTS 324 & 222/272 (PRINCE ST) IN LANCASTER CITY, FOLLOW 222/272 SOUTH FOR 2.2 MILES TO LEFT ON LOCUST LANE TO 3RD RIGHT ONTO WILLOW VIEW BLVD TO PROPERTY ON CORNER OF WILLOW VIEW BLVD AND LAUREL DRIVE

REAL ESTATE: This Brick Rancher is situated on a 0.35 +/- acre peaceful corner lot. The property has a large macadam driveway, public water & sewer and a large backyard with mature landscaping and tree. The home features beautiful hardwood oak floors throughout the home. Kitchen area features oak kitchen cabinets with Formica countertops, Maytag wall oven & built-in 4 burner countertop range (included in sale). Dining area with hardwood floors and large windows for your relaxing pleasure. Dining area opens to the large family room with hardwood floors and bow window. Main hallway from dining area leads to a large master bath with tub/shower with plenty of storage. Follow the hallway to the 3 bedrooms all of which feature large closets and hardwood floors. Basement features a large full bath, and ample room for storage, washer and dryer hook-up and outside bilco entrance. The home features 100 amp electric service, central air with oil furnace hot forced air heat (new in 2017) and an electric hot water heater (2016). Exterior of home features a car port with an additional storage area and entrance to attic crawl space storage.

AUCTIONEERS NOTE: This is an estate and executrix is highly motivated to sell, so come prepared to buy this great home with easy access to all major roadways, minutes from local stores and local shops through the area. Property is located in a peaceful neighborhood and would make a great retirement home or investment property.

TERMS BY: ESTATE OF GERALD M. KIGER, SUSAN KIGER EXC.; KLING & DEIBLER ATTORNEYS (717) 354-7700
TAXES: APPROX. \$3269 **TERMS:** 10% DOWN DAY OF AUCTION, SETTLEMENT WITHIN 45 DAYS
OPEN HOUSE: SATURDAY OCT. 16, 23, & 30 2021 (1-3 PM), OR BY APT. CALL (717) 587-5105

SEE REVERSE SIDE FOR MORE INFO, OR VISIT OUR WEBSITE

B.L. OBERHOLTZER AUCTION SERVICE

Brian L. Oberholtzer AU-005951 Reinholds, PA 17569

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ROOM SIZES
 Kitchen: 9.5 x 11 - Dining Room 9 x 13
 Living Room: 19x13 - Master Bath 9.5x7
 Master Bedroom 13x11 - Bedroom 8.5 x 9.5
 Bedroom 9.5 x 13 - Basement Bath 6 x 11

PLEASE FIND ADDITIONAL BROCHURE FOR LISTING OF
 HOUSEHOLD ITEMS, FURNITURE, TOOLS & ANTIQUES
 TO BE SOLD AT AUCTION, STARTING AT 9:00 AM NOV. 6, 2021

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