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**LOCATION:** **351 E CONESTOGA ST., NEW HOLLAND, PA 17557**. From Intersection of Rt. 322 & Rt. 23 in Blue Ball; Take Rt. 23 West for 1.9 miles, Turn R on N. Kinzer Ave, Follow 3/10 mile to L on East Conestoga St. to Property on R.

**REAL ESTATE: MOVE IN READY 3 BEDROOM RANCHER** situated on .29 +/- acres. Located in New Holland Borough, Elanco School District. This property feature mature landscaping, large backyard with concrete patio on rear of home, new roof and soffit in 2019, and attached 2 car garage with access to attic storage. This 1464 sq. ft. home features refinished hardwood floors throughout. The home has a very open floorplan with a large family/living room opening to dining area with wood fireplace and access to patio. Kitchen features new LVP flooring, dishwasher and range. The hallway follows to guest bathroom with tub/shower and linen closet; and bedrooms. Follow hall to master bedroom with master bath which includes a walk in shower. Closet space & storage is abundant in this beautiful home. First floor laundry area with easy access to garage and basement entrance. Basement features large workroom, partially finish family room and storage/utility area. This Rancher features a Central Air/ Heat pump system (2009), electric hot water heater (2013), public water & sewer.

**NOTE:** Property has great location on a dead end peaceful street; with easy access to major highways and locations. This property is a great retirement home or a starter home; come prepared to bid, as current owners are motivated to sell.

**OPEN HOUSES:** Saturday, September 12, 19 & 26 (1-3pm) or by apt. call (717) 587-5105

**TERMS:** 10% down day of Auction, settlement within 45 days of sale

**TERMS BY:** Michael Englerth & Brittany Hall ---- Kling & Deibler Attorneys (717) 354-7700

***SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE***

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ROOM DIMENSIONS

Living Rm: 19’x18’ Dining Area: 16’x13’ Kitchen: 8’x10’ Laundry: 8’x 12.5” Master Bdrm: 12.5”x13’ Master Bath 4x10

2nd Bdrm: 12.5’x13’ 3rd Bdrm: 16’x11.5’

Guest/Main Bath 8’x8’

**Lot size/Acres: .29 +/- Acres Roof: Shingles (2019) Bedrooms: 3**

**School District: Elanco Basement: Partly finished Fireplace: Yes**

**Township: New Holland Borough Condition: Good (Move in) Water: Public**

**County: Lancaster Baths: 2 Heating: Central Air/ Heat pump**

**Taxes: Approx. $3795 Flooring: Hardwood, LVP Appliances: Range, Dishwasher**