

Strasburg Area

PUBLIC AUCTION

VALUABLE REAL ESTATE

Saturday, December 8, 2018 at 11:00 am

Sale Location: 123 Reservoir Road | Strasburg, PA 17579



3-Bedroom, 1½ Bath Ranch Home w/ 2-Car attached Garage & Shed on .34 Acre

Built in 1973, this spacious Rancher has 1,176 SF, kitchen w/ cabinets & appliances, dining area, living room, 3 bedrooms, 1½ baths, full finished walk-out basement w/pool table & equipment, 164 SF deck, Electric baseboard heat upstairs, propane heater & woodstove in basement, Central AC, 200-amp service with emergency generator backup ready, water treatment system, updated windows, newer roof, large, attached 2-car garage & 8x12 ft. shed on .34 acre lot. A very quiet street

in the heart of Lancaster County, on-site well & septic, zoned residential, desirable Lampeter/Strasburg school district.

Note: Property needs to sell to settle an estate, come prepared to buy. A meticulously kept Rancher in a great location. Move in ready!

Attention Realtors: Seller is offering 1% buyer agent commission. Must be pre-registered.

Terms:

\$20,000 down day of sale
Settlement within 60 days.

Open House Dates:

Saturday, Nov. 24 & Dec. 1 from 1–3 pm
or call Leon at (484) 868-4023 for appointment

Sellers:

Estate of John C. Riehl

Alberta Riehl-Smith Executrix

Attorney: Reese, Samley,
Wagenseller, Mecum & Longer P.C.

Directions:

From Strasburg take May Post Office Road S, turn left on Reservoir to property on left.

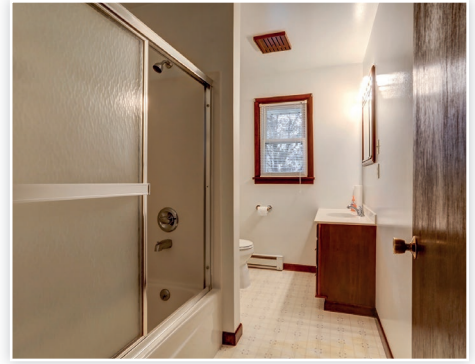
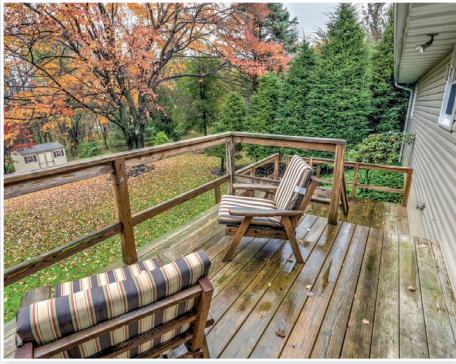


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SEE REVERSE SIDE FOR
ADDITIONAL DETAILS.



Room sizes:

Living Room 17'x13' · Kitchen/Dining 20'x13' · Bedroom 13'x12' · Bedroom 12'x 11' · Bedroom 9'x13'
Basement Rooms · Laundry 13' x 13' · Den/Office 13' x 13' · Bonus Room 27' x 27'

Info on property

- Type: Rancher
- Roof: Shingles
- Square Feet: 1176 + full finished basement
- Age/Condition: 45 years/V. good
- Flooring: Carpet/Vinyl
- Bedrooms: 3
- Baths: 1 Full, 1 Half
- Laundry: Bosch W&D in basement
- Heating: elec. Baseboard, wood stove, propane heater
- Cooling: Central AC , 2 years old
- Range: Yes
- Refrigerator: Yes
- Dishwasher: Yes
- Deck: Yes, multi level
- Garage: Attached 2 car
- Basement: Full finished walk-out
- Lot size: .34 Acre
- Possession: 60 days or before
- Water: On-site Well
- Sewer: On-Site Septic , Newer drain field
- Zoning: Residential
- School District: Lampeter/Strasburg
- Taxes: Approx. \$3622.00



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