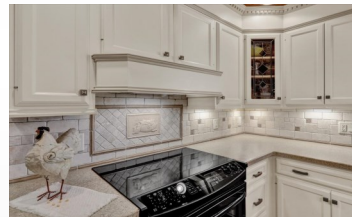


*STUNNING and EXQUISITE, MOVE IN READY, 3100 Sq. Ft.,
CONTEMPORARY HOME*



PUBLIC REAL ESTATE AUCTION
581 Valley View Drive, New Holland, PA 17557
THURSDAY, JULY 18th, 2024 @ 6:00 p.m.



UPDATED and VERY WELL MAINTAINED, 4 Bedroom, 4 Bathroom, Oversized 2 Car Garage, Screened Porch
Numerous living spaces include large main floor Living and Dining Room (with built in back bar and granite counter-top); Kitchen designed for entertaining and efficient meal prep; breakfast area adjacent to large screened in porch. Multiple levels all flow from the main floor via short stair wells leading to the upper level Bedrooms(4); 3 upper level full bathrooms; one lower level half bath and Laundry/Utility rooms; Huge carpeted Family Room; Oversized 2 car Garage with Wine Cellar/Canning/Utility room. N. H. Boro Water and Sewer. Features include: Spectacularly decorated with neutral colors; elegant fixtures; Dura Ceramic Flooring (Kitchen), Tile, Hardwood, Laminate, Carpet, and Vinyl flooring throughout; Abundant and impeccably installed Crown and Dental Molding; Built in Cabinets and Closets; Corian Kitchen Countertop and Double Sink; Granite and Stone Bathroom Countertops; Recessed lighting in all the right places with multiple and marked switches; Propane fireplace with brick hearth; Central Air/Heat; Vinyl and Pella Windows; All Kitchen appliances (Flat top Range, Refrigerator with icemaker, B/I Dishwasher, Matching Microwave); Kitchen sink features brushed steel faucet and garbage disposal; and more.

Sale for: LARRY S. HUBER

Extremely detailed and maintained, this veteran-owned home is ready for its new owner.

More Details and photos on back and at www.pmorganauctions.com



REAL ESTATE and ESTATE AUCTION SPECIALISTS, LIVE & ONLINE
www.pmorganauctions.com pmorganauctions@gmail.com
Patrick Morgan 717-278-9202 Dustin Spencer 717-203-3225
PA-AU003557 PA-AU005927



2024 Taxes approximately \$3,906.00

Terms: There is a 2.5% BUYER PREMIUM. 10% down payment, Good PA check, or Certified Funds for out of state buyers. Settlement within 60 days. Being sold subject to seller's immediate approval, as/is. All announcements made at time of auction take precedence over any and all previously printed material or verbal statements.

Room Dimensions: Living 22' x 14'; Dining 12' x 12'; Kitchen 13' x 11'; Eat in Kitchen/Dining 13' x 8'; Finished Screened Porch 20' x 10'; Family 25' x 21'; Laundry/Utility 10' x 9'; Bedrooms 17' x 14', 16' x 11', 15' x 11', and 15' x 13'; Oversized 2 Car Garage 35' x 28'; Wine Cellar/Utility 20' x 9'; Unfinished Attic 31' x 20'; Utility Shed 24' x 10'.



Sale for and Terms by: LARRY S. HUBER

Attorney: Ashley Glick

Glick Goodley Deibler & Fanning, LLP 717-354-7700

2.5% Broker Participation available (see details below)

Real Estate Terms: There is a 2.5% BUYER PREMIUM (see details below). a minimum of 10% down payment of actual sale's price will be paid at time of sale, Good PA check or Certified Funds for out of state buyers. Settlement within 60 days or sooner subject to seller approval. Real Estate is being sold as/is and subject to purchaser's sole discretion of value and condition. All announcements made at time of auction take precedence over any and all previously printed material or verbal statements.

Being Sold subject to seller's Immediate Approval.

ALL SHOWINGS ARE BY APPOINTMENT starting July 10th, 2024

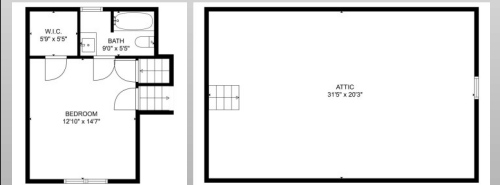
Contact Auctioneer, Patrick Morgan at 717-278-9202 to schedule your showing.

BUYER'S PREMIUM of 2.5% will be added to the "Hammer" or "Sold" price to determine the actual contract sale's price. The 10% down payment will be of the actual sale's price.

(Hammer price + 2.5% BP).

BROKER PARTICIPATION:

There is 2.5% broker participation being offered. You must pre-register your clients within 48 hours prior to the auction. Pre-registration forms will be available in the documents section of Bright MLS and at www.pmorganauctions.com.



PA-AU-002383

REAL ESTATE and ESTATE AUCTION SPECIALISTS, LIVE & ONLINE
www.pmorganauctions.com pmorganauctions@gmail.com
 Patrick Morgan 717-278-9202 Dustin Spencer 717-203-3225
 PA-AU003557 PA-AU005927

