

-Wakefield area-

# PUBLIC AUCTION

## VALUABLE REAL ESTATE

Tuesday, September 24, 2019 @ 5:00 pm

Location: 2273 Robert Fulton Highway Peach Bottom | PA 17563



### 1600 Sq. Ft. Cape Cod Home - 60' x 24' Heated Shop/Garage - 12' x 24' Shed - .34 Acre Lot

**Real Estate:** 3 Bedroom, 2 Bath, 1600 sq. ft. Cape Cod home. 1st floor consists of kitchen w/appliances, dining room, large living room, bedroom, 2 bathrooms, laundry & office. (2) bedrooms on 2nd floor. Full (partially finished) basement. Lots of updates in the past 2 years includes new well, new well pump, new water & filter system, new paint, updated roof, new central AC system, all new windows & doors, new fridge, washer & dryer, new vinyl siding, new panel box & updated electric, new floors including new carpet over hardwood in some of the rooms, New septic tank & drain field in '98. **Outbuildings:** 60' x 24' heated Shop/Garage includes an oversized 2 car garage area & 2 workshop areas as well as a 12' x 24' shed. **Auctioneer note:** Sellers have a long list of updates & improvements as well as most furniture going with the sale making this a furnished home in move in ready condition. Lots of potential as a residence or a place of business. Sellers planning on relocating and serious about selling. Come prepared to buy.

Terms:  
\$20,000.00 down day of sale

Settlement within 60 days

Open House Dates:  
Saturday, September 7 @ 10-NOON  
Saturday, September 21 @ 1-3pm  
or by appointment  
Call Leon @ 484.868.4023

Sellers:  
Wallace R. Snider &  
Bonita T. Taylor  
Attorney:  
Kling & Deibler Attorneys

Auctioneers:  
Leon Stoltzfus (484.868.4023)  
Christian Stoltzfus



SEE REVERSE  
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DETAILS



**Room sizes**

**Kitchen/Dining 18 x 15   Living Room 22 x 18   Bedroom 13 x 13   Bedroom 17 x 12**  
**Bedroom 9 x 9   Bath 9 x 6   Bath 9 x 5   Office 13 x 7**

Auction Info:  
 Type: Cape Cod  
 Construction: Vinyl  
 Roof: Asphalt Shingle  
 Sq ft: Approx 1600  
 Age/Condition: 65yrs/VG  
 Flooring: Lin/carpet/hdwood  
 Bedrooms: 3  
 Baths: 2  
 Laundry: Yes/1st floor  
 Heating: Forced air/Oil  
 Cooling: Central AC  
 Garage/Shop: Yes/Detached  
 Shed: Yes/ 12 x 24  
 Windows/Doors: All w&d are new  
 Basement: Full/partially finished  
 Lot size: .34 Acre  
 Possession: 60 days or before  
 Septic: Onsite/New in '98  
 Water: Onsite Well/ New 2 years ago  
 Zoning: Residential/Village commercial  
 School District: Solanco  
 Taxes approx: \$ 1962.00



  
**AUCTION CENTER**  
 717.687.7018 Lic AY00228  

