-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

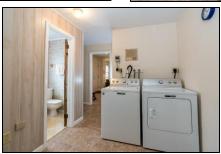


SEE REVERSE FOR MORE DETAILS











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



