



PUBLIC REAL ESTATE AUCTION

Well Maintained, Move in Ready, 3-4 BEDROOM, 2000 sq. ft. Finished Living Area, Vinyl and Brick Face Split Level Home situated on level 1/3 Acre in a secluded and small Eastern Lancaster Co community.

THURSDAY, MARCH 2nd, 2023 @ 5:00 PM

735 Pleasant Drive, New Holland, PA 17557

East Earl Township, Lancaster Co.

Eastern Lancaster County School District, Garden Spot

ZONED RESIDENTIAL, 2023 Taxes: \$2834.00 (approximately).

Room Measurements:

Living Room 15 x 12; Dining Area 10 x 9; Kitchen 10 x 10; Master Bedroom 14 x 10; Bedroom (2) 15 x 10; Bedroom (3) 9 x 9; Family Room 23 x 13 (includes 13 x 10 space that could be converted back to a 4th Bedroom); Family Room Dry Bar 15 x 14; Screened Porch 14 x 11; Garage 23 x 12.

PROPERTY DETAILS:

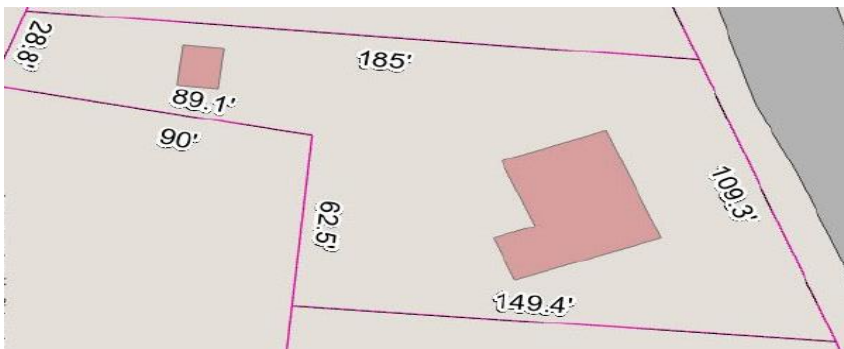
Well Maintained; Gorgeous Wood Cabinetry Kitchen with recessed lighting, Built in Dishwasher, Electric Range, Double Stainless-Steel Sink, Stainless Refrigerator, and adjacent Dining Area with access to large deck overlooking 1/3 acre, lush, manicured yard. Main floor features Wall to Wall Carpeting throughout the well-lit Living Room and Bedrooms. The lower level Family and Entertaining Area features include modern custom cabinetry in Dry Bar Area, Beautiful Brick hearth with wood mantle Fireplace, Combination Laundry/Half Bathroom, and Large Screened Porch. Oversized One Car Garage and 10 x 16 Utility Shed. Structural & Mechanicals: Electric Hot Water and Baseboard Heat, Central Air Conditioning, Public Sewer, Well Water, Frame and Masonry Structure with Brick and Vinyl Siding.

MORE INFORMATION AND PHOTOS ON BACK AND AT.....www.pmorganauctions.com



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Terms by and Sale for:
Estate of
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PLOT PLAN & AERIAL FROM PUBLIC SOURCES AND ACCURACY IS NOT GUARANTEED OR INTENDED TO REPLACE SURVEY

LEGAL DESCRIPTION, CONDITIONS of SALE, DETAILS AND LARGE PHOTO GALLERY @

www.pmorganauctions.com

Real Estate Terms: 10% down payment on day of sale, Good PA check or Certified Funds for out of state buyers.

Settlement within 60 days, quick settlement and possession available. 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 offered and Sold subject to Seller's Immediate Approval.

ALL Showings are by APPOINTMENT ONLY

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

Patrick Morgan
AUCTION SERVICES LLC
AY002383

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