



## PUBLIC REAL ESTATE AUCTION

Early 1900's, 2 Unit, Move in Ready Colonial, with a 360 Sq. Ft. Attached and 1100 Sq. Ft. Detached Garage situated on a .4 acre lot in Terre Hill Borough.

**TUESDAY, APRIL 16th, 2024 @ 5:00 PM**

**211 & 211 B LANCASTER AVE, TERRE HILL, PA 17581**

Eastern Lancaster County Schools

Total 5 BEDROOM & 2-1/2 BATHROOM; 2900 + Sq. Ft.; Oil Fueled Hot Water Baseboard (House); Forced Air Heat (Apartment); Public Water and Sewer; Attached 2 Car Garage; Detached 2 Bay Garage (4 Car +)

Current use is Single family dwelling in front, (3 Bedroom, Eat In Kitchen, Dining Room, Large Living Room, 1-1/2 Bath, Laundry/Mudroom) AND Single Family Apartment in back, (2 Bedroom, Eat In Kitchen, 1 Bathroom, Living Area  
*Conveniently located to Terre Hill Timbers and Community Park*

### PROPERTY DETAILS:

#### UNIT 1, Front:

*Golden Oak Wood Cabinetry Kitchen, Stainless-Steel Double Sink, Built in Dishwasher. Main floor features large Living Room, wall to wall carpet and vinyl flooring, Open Dining Area Eat In Kitchen, 3-2nd Floor Bedrooms and Sitting Room, Office or 4th/Guest Bedroom on First Floor, Dining Room with Hand Painted Covered Bridge Mural, 1970's Brick Hearth Propane Fireplace, Electric Range, Refrigerator, First Floor 1/2 Bath, Mud Room Laundry.*

#### UNIT 2, Rear:

*Wood Cabinetry Eat In Kitchen, Stainless Steel Double Sink, Vinyl and Carpet Flooring, 2 entry/access doors, large walk in closet in Bedroom, First floor Full Bath, Brick Fireplace with Propane Insert, Large 2nd Floor Bedroom, Large "Attic" Storage (2nd floor), Electric Range and Refrigerator.*

## Sale for: Estate of Betty Lou Burkholder

Attorney: Ashley Glick of Glick, Goodley, Deibler, & Fanning, LLP 717-354-7700

ALL SHOWINGS ARE BY APPOINTMENT, Contact Auctioneer, Patrick Morgan at 717-278-9202 to schedule your showing.

**MORE DETAILS and PHOTOS at [www.pmorganauctions.com](http://www.pmorganauctions.com)**



PA-AY-002383

REAL ESTATE and ESTATE AUCTION SPECIALISTS, LIVE & ONLINE

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Dustin Spencer 717-203-3225

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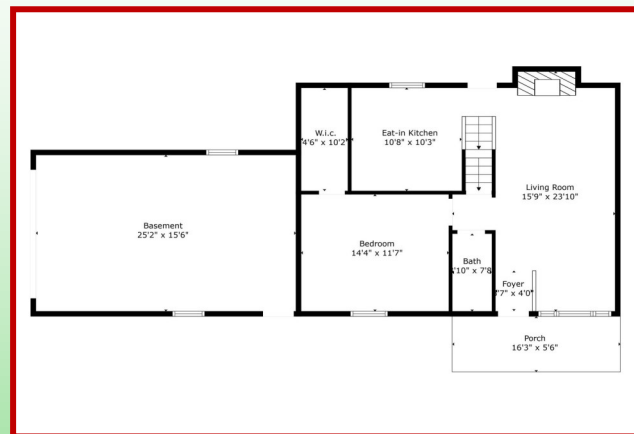
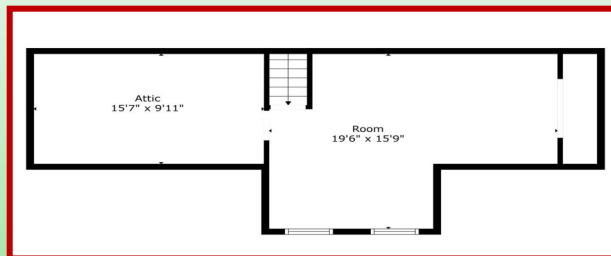
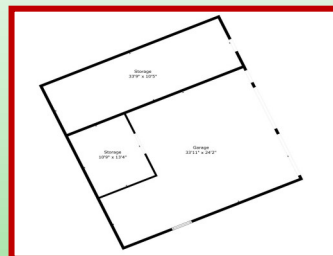
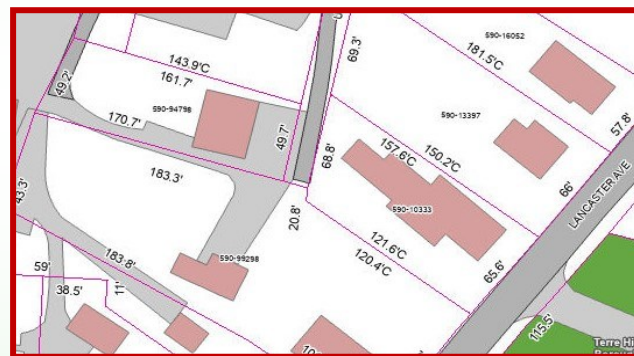
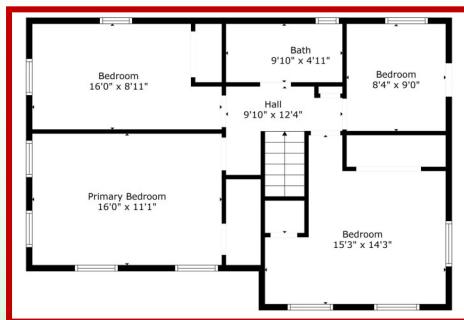
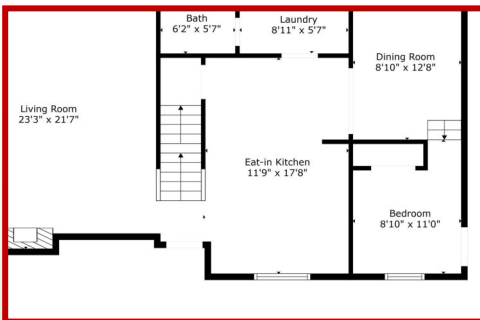
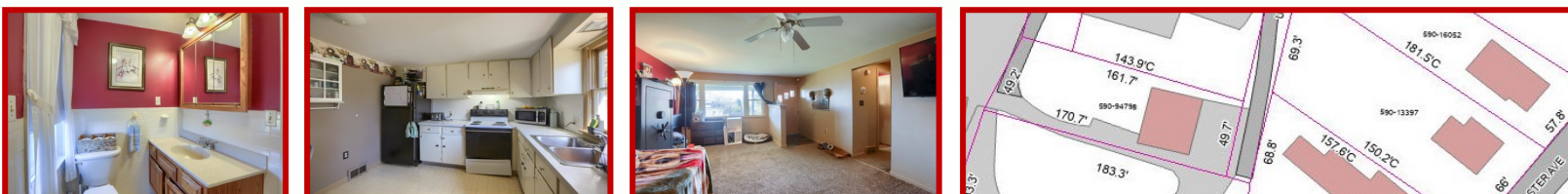


**Real Estate Terms:** 10% down payment on day of sale, Good PA check or Certified Funds for out of state buyers. Settlement within 60 days. Real Estate is being sold as/is and subject to purchaser's sole discretion of value and condition. All announcements made at time of auction take precedence over any and all previously printed material or verbal statements.



## Room Measurements:

**Front Unit 1 (House):** Living Room 23 x 22; Dining Area 13 x 9; Eat In Kitchen 18 x 12; Office/4th Bedroom 11 x 9; Laundry/Mud Room 12 x 6; Bedroom (1) 16 x 11; Bedroom (2) 16 x 9; Bedroom (3) 15 x 14; Sitting Room; 9 x 8; Unfinished Basement 29 x 19; **Rear Unit 2 (Apartment):** Living Room 24 x 16; Eat In Kitchen 11 x 10; Bedroom (1) 14 x 12; Bedroom (2) 20 x 16; Walk In Closet 10 x 5; Attic Storage 16 x 10; Detached Garage 34 x 34; Attached Garage 24 x 22



# Patrick Morgan

## AUCTION SERVICES LLC

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**Other Features:**

New Corrugated Roof in early 1960's (ready for its every 10 year paint recoating, dry, no leaks), vinyl siding, Covered Porches, 100 amp Electric (1991), Oil Burner replaced approx. 2013, lots of closet and storage space. Unit 2 apartment is currently occupied with long term tenant family of 4, on month to month lease of \$650/month.