

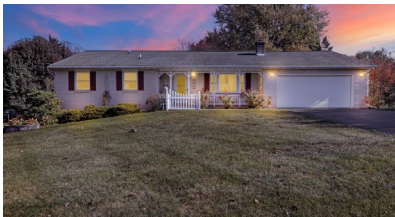
*SPACIOUS and WELL MAINTAINED 2300 Sq. Ft.  
3 Bedroom Brick Rancher  
In a quiet Eastern Lancaster County Neighborhood*



## ***PUBLIC REAL ESTATE AUCTION***

***208 New St., Terre Hill, PA 17581***

***WEDNESDAY, DECEMBER 4th, 2024 @ 4:00 P.M.***



**WELL MAINTAINED in GOOD CONDITION--MOVE IN READY  
Forced Air Central AC, Electric Radiant Ceiling Heat, Daylight Finished 3 Room Base-  
ment, Propane Fireplace with Brick Hearth, Rec room with Bar, 2 Full main floor  
Bathrooms, 2 Car attached Garage, Large Eat-in Kitchen/Dining, Large Covered  
Deck overlooking quiet back yard, Utility Shed, Vinyl Windows, Shingle Roof  
(Approx. 2013), RUTT Custom Kitchen, Appliances included,  
Central Vacuum System, Electric Hot Water Heater (2008),  
Large Utility Shed, and more.  
2024 Taxes approximately \$3481.16  
Zoned Residential**

**Sale for the Estate of VIOLET STAUFFER**

**More Details and photos on back and at [www.pmorganauctions.com](http://www.pmorganauctions.com)**

**ALL SHOWINGS ARE BY APPOINTMENT**

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

**Being offered and SOLD subject to Seller's immediate approval**

**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 or sooner subject to Seller approval. Real Estate is being sold as/is and subject to purchaser's sole discretion of value and condition.**

**Full Terms and more information at [www.pmorganauctions.com](http://www.pmorganauctions.com)**

**Patrick Morgan**  
AUCTION SERVICES LLC

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



**Room Sizes:**

**Living 20' x 13'; Dining 12' x 10'; Kitchen 12' x 10'; Bedrooms: 12' x 12', 13' x 12', 12' x 10'; Rec Room with Propane Fireplace: 24' x 22'; Basement Room 2: 20' x 13'; Room 3: 17' x 15'; Utility Room: 22' x 24'; Full Bathrooms 9' x 5' and 18' x 5'; Garage 29' x 21'; Total sq. ft. 2300'**



**Very desirable 2300 sq. ft., Brick and Aluminum Siding, Late 1970's, 3 Bedroom Rancher in Eastern Lancaster County. Situated on a 1/4 acre level lot in a quiet development with public water & sewer.**

**Sale for and Terms by:**

**The Estate of VIOLET STAUFFER**

**Attorney: Connie Stevens  
Gardner & Stevens, PC  
717-733-3330**

**Real Estate Terms:**

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**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.**

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PA-AU-002383



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