

3 BEDROOM 1 BATH RANCHER, DETACHED GARAGE & 10x16 SHED ON .24 +/- ACRE LOT

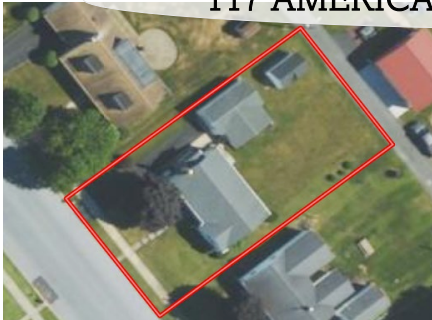


# PUBLIC AUCTION

Thursday, November 16, 2023 at 4:00 PM



117 AMERICAN LEGION BOULEVARD; PINE GROVE, PA 17963



Location: From Pine Grove head North on PA-443/E Pottsville St, Left onto American Legion Blvd to Property on Right. **3 Bed 1 Bath Ranch House** in Legion Acres Featuring Spacious Eat-In Kitchen and Living Room, 1164 SF of Living Space Plus Full Basement with Large 700 SF Finished Family Room Plus Workshop and Laundry Room, Replacement Windows, Central Air, Oil Hot Water Heat, Public Water and Sewer, Whole House Propane Generac Generator, 14x27 Detached Garage with Screened Patio Area, 10x16 Garden Shed, Pine Grove Area Schools, Taxes \$2,639.

**NOTE:** With some cosmetic updating, this property will be ideal for the investor, first time home buyer, or for someone looking to downsize. Quiet area with a great backyard, all in a well-manicured community and close proximity to the Pine Grove Elementary School. Come prepared to buy, owner has moved to retirement living and plans to sell!

**OPEN HOUSE:** Saturdays, October 28 & November 4, from 1-3 PM, or by appointment. For appointment to see or for help w/ bank financing, call Joel at 717-383-5606.

**TERMS:** 10% Down at Auction, Balance in 45 Days.

Auction For: **Edward T. Wessel**

Attorney: Anthony J. Fitzgibbons (717) 279-8313



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