

TAX MAP



PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

35 North Vintage Road

Paradise, PA 17562

**Remodeled 1 Story Home w/ Detached 2
Car Garage on a .47 Acre +/- Lot**

Tuesday, April 21, 2020 - 6:00 PM

Paradise Twp – Pequea Valley School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 35 North Vintage Road, Paradise, PA 17562

DATE: Tuesday, April 21, 2020 6:00 PM

OWNER: Kenneth J. Holland

★FEATURES★

Remodeled 1 Story Home w/ Det. 2 Car Garage on a .47 +/- Ac. Lot Overlooking Farmland. Convenient Location and Seriously for Sale.

★SPECIAL FEATURES★

Living room & 2 bedrooms refinished hardwood floors

Living room ceiling fan/light & wall A/C unit

Updated kitchen with granite counters & ceramic backsplash

Finished lower level with family room, bedroom/den, ½ bath, laundry room with propane unit heater

Updated LED lighting throughout

Insulated replacement windows throughout

15'x23' +/- Trex deck

8'x15' Screened porch with wall to wall carpet

★PURCHASE PRICE INCLUDES★

Propane LR Fireplace

Built-in Dishwasher

Electric Oven/Range

Microwave Fan/Hood

Sump Pump

Garden Shed

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction. Balance by May 29, 2020.

Buyer pays all Realty Transfer Taxes.

Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms.

★OPEN FOR INSPECTION★

Sunday, March 22, 2020 from 1-3^{pm} &

Tuesday, March 24, 2020 from 4-6^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 30 in Vintage, take Vintage Road North to property on right at top of hill.

The information contained in this brochure is believed to be accurate, but is not guaranteed.

STYLE: 1 Story Rancher
YEAR BUILT: 1972 +/-
LOT DESCR: .47 Acre +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 490-83503-0-0000
DEED REF: 5205975
LIVING AREA: 825 SF +/-

TAXES: **YEAR: 2019/2020**
 \$1,883 **School:** Pequea Valley
 \$367 **County:** Lancaster
 \$140 **Municipal:** Paradise Twp
 \$2,390 **TOTAL**

3 Bedrooms 1 1/2 baths

| ROOM | SIZE | LEVEL | COMMENT |
|----------------|-------------|--------------|----------------|
| LIVING | 12'x15' | Main | Hardwood |
| KITCHEN | 8'x16' | Main | Laminate |
| FAMILY | 12'x23' | Lower | Ceramic Tile |
| BEDROOM | 10'x12' | Main | Hardwood |
| BEDROOM | 10'x11' | Main | Hardwood |
| BEDROOM | 8'x12' | Lower | Vinyl |

BATHS: 1 Full on Main level, 1/2 on Lower Level
LAUNDRY: Room on Lower Level
HEATING: Electric Baseboard
WATER HEATER: Electric
BASEMENT: Full/Finished
GARAGE: Detached 2 Car Garage w/ Electric Opener
WINDOWS/DOORS: Insulated Replacement
WATER: On Site Well
SEWER: On Site Septic
ROOF: Shingle

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