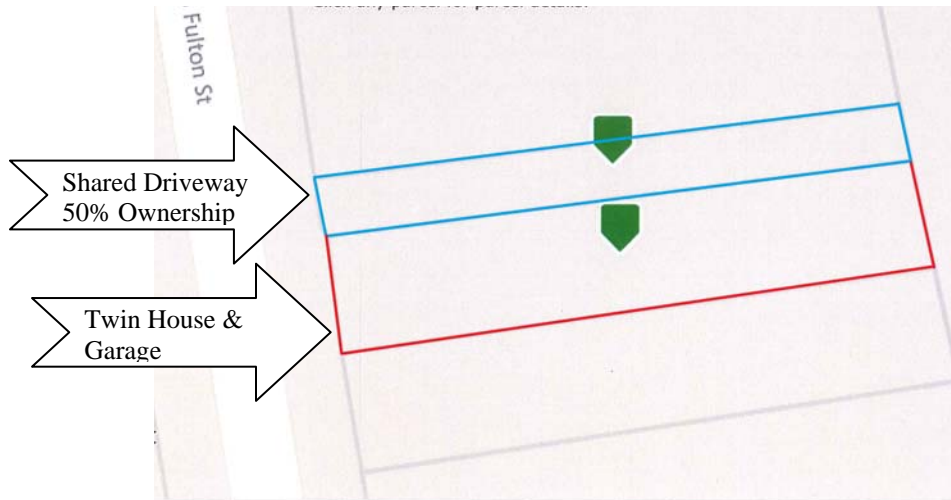


# TAX MAP



# PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

**Updated 2 Story Twin Home  
w/Detached Garage on a .09 Acre<sup>+/-</sup> Lot**

**10 S. Fulton Street  
Strasburg PA 17579**

*(plus 50% ownership of adjoining lot – used as shared driveway)*

*Strasburg Boro – Lampeter/Strasburg Schools*

**Thursday, August 3, 2017 - 6:00 PM**



**BARR  
DAVIS**  
AUCTIONEERS, LLC  
AY-002084

Barr/Davis Auctioneers, LLC  
Route 30 & Pequea Ave  
P.O. Box 7, Gap PA 17527  
(717) 442-9221  
(610) 384-8433  
[www.barrdavis.com](http://www.barrdavis.com)

**ADDRESS:** 10 S Fulton Street, Strasburg PA 17579

**DATE:** Thursday, August 3, 2017 · 6:00<sup>pm</sup>

**OWNER:** David B. Rutledge

**★FEATURES★**

Updated 2 Story Twin in move-in condition with a detached 1 car garage. Great location - seriously for sale!

**★SPECIAL FEATURES★**

Living & dining room refinished oak flooring;  
Oak kitchen with granite counters and  
pass-through window to dining room;  
14'x19' Finished 3<sup>rd</sup> floor room with gravity heat  
(could be bedroom);  
8'x15' Covered front porch w/Trex flooring;  
9'x12' Partial covered rear deck;

All Appliances and Window Treatments Stay!

*NOTE: This includes 50% ownership in a 2<sup>nd</sup> tract of land that contains the driveway to both halves of this house.*

*Ownership and maintenance are shared. Taxes approx \$8/year.*

**★PURCHASE PRICE INCLUDES★**

Electric Oven/Range, Refrigerator, Window Treatments/Blinds, Washer/Dryer, Refrigerator in Basement, (4) Window AC Units

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.  
Balance by September 15, 2017.

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★**

Wednesday, July 5, 2017 from 4-6<sup>pm</sup> &  
Sunday, July 9, 2017 from 2-4<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From the square in Strasburg, take Main Street West to Left on S. Fulton. House on Left.

**STYLE:** 2 Story Twin

**YEAR BUILT:** 1938+/-

**LOT DESCR:** .09+/- Acre

**ZONING:** Residential

**TAX PARCEL:** 570-15719-0-0000 &  
50% of 570-15341-0-0000

**DEED REF:** 5807603

**LIVING AREA:** 1,180+/- SF

**TAXES: 2016/2017**

House	50 % lot	
\$2,114	\$6	<b>School:</b> Lampeter/Strasburg
390	1	<b>County:</b> Lancaster
342	1	<b>Municipal:</b> Strasburg Boro
\$2,846	\$8	<b>TOTAL: \$2,854</b>

**3 Bedrooms 1 bath**

ROOM	SIZE	LEVEL	COMMENT
LIVING	14x19	1 <sup>st</sup>	Hardwood
DINING	10x13	1 <sup>st</sup>	Hardwood
KITCHEN	8x13	1 <sup>st</sup>	Ceramic laminate tile
BEDROOM	10x13	2 <sup>nd</sup>	WW Carpet
BEDROOM	12x12	2 <sup>nd</sup>	WW Carpet
BEDROOM	8x9	2 <sup>nd</sup>	WW Carpet

**BATHS:** 1 full bath on 2<sup>nd</sup> level

**LAUNDRY:** Area in basement

**HEATING:** Oil hot water radiators

**WATER HEATER:** Electric

**BASEMENT:** Full/concrete floor/outside entrance

**GARAGE:** One car detached

**WINDOWS/DOORS:** Aluminum w/screens

**WATER:** Public

**SEWER:** Public

**ROOF:** Shingle

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