

# PUBLIC AUCTION

VALUABLE LANCASTER COUNTY REAL ESTATE

10 South Fulton Street, Strasburg PA 17579

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

Updated 2 Story Twin Home w/Det. 1 Car Garage on a .09+/- Ac Lot

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

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



## ★REAL ESTATE★

1<sup>st</sup> Floor: Living & dining rooms with refinished oak flooring; oak kitchen with granite counters and pass-through window to dining room. 2<sup>nd</sup> Floor: 3 Bedrooms and full bath. 3<sup>rd</sup> Floor: 14'x19' Finished room with gravity heat (could be bedroom). All Appliances and Window Treatments Stay! Oil hot water radiator heat, 4 window AC units, public water and sewer. 8'x15' Covered front porch w/Trex flooring; 9'x12' Partial covered rear deck; 1 car detached garage.

**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 for this vacant lot.

## ★OPEN FOR INSPECTION★

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

## ★TERMS★

10% Down payment day of Auction. Balance by September 15, 2017. Buyer pays all Realty Transfer Taxes.

**FOR:** David B. Rutledge

**BARR  
DAVIS**  
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AY-002084

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