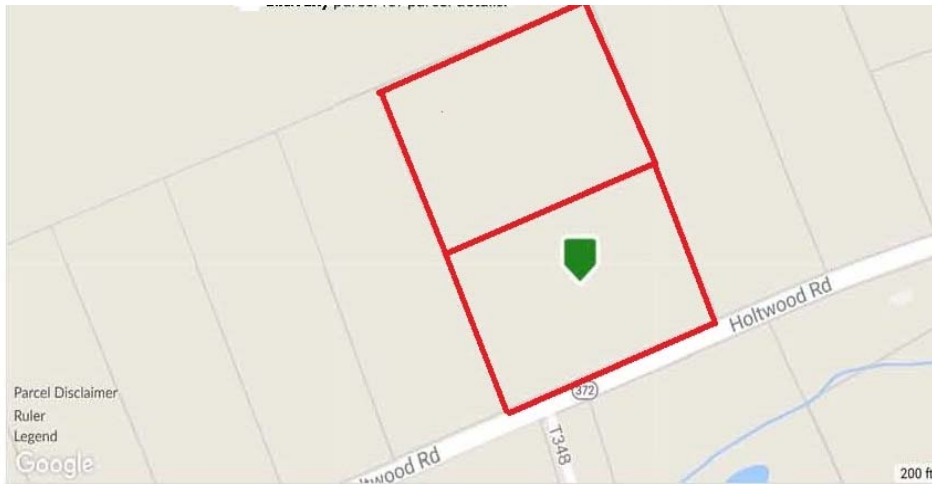


TAX MAP



PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

**Updated 1 ½ Story Log Home
with Attached 2 Car Garage on a
10 +/- Acre Partially Wooded Lot**

1347 Holtwood Rd

Holtwood PA 17532

Thursday, June 28, 2018 - 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

ADDRESS: 1347 Holtwood Road Holtwood, PA 17532

DATE: Thursday, June 28, 2018 - 6:00 PM

OWNER: Dwight and Robin L. Cummins

★FEATURES★

Well Kept 1 ½ story custom Log Home with attached 2 car garage and detached 2 car carport on a 10+ Acre wooded lot. Great location with Southern Exposure. Seriously for sale – Don't miss it!

★SPECIAL FEATURES★

Living room brick hearth w/ woodstove and cathedral ceiling w/ceiling fan
Updated Custom Maple Island Kitchen w/Granite Counters
12' X 17' Open Loft with w/w carpet
1st Floor Bedroom and Full Bath
11' X 17' Breakfast Room off Kitchen
Lighted Interior Closets
6' X 9' Mudroom off Kitchen
8' X 40' Covered Front Porch
14' X 14" Detached Rear Deck
20' X 20' 2 Car Detached Garage
Whole House Fan

★PURCHASE PRICE INCLUDES ★

Propane Oven/Range Storage Barn
Built In Dishwasher 500 Gallon Propane Tank
Microwave Fan/Hood

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by August 17, 2018.

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★

Tuesday, June 5, 2018 from 4-6^{pm} &
Thursday, June 7, 2018 from 4-6^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt 272 and Rt 372 Intersection, take Rt 372 West to property on right past Susquehanock Drive

STYLE: 1 ½ Story Custom Log Home

YEAR BUILT: 1986

LOT DESCR: 10. Acre +/- Lot (2 Tracts)

ZONING: Residential

TAX PARCEL: 430-53870-0-0000, 430-37920-0-0000

DEED REF: Book 4066 – Page 109

LIVING AREA: 2,640 Sq. Ft.

TAXES: **YEAR: 2017** (Enrolled in Act 319)

\$4,034

School: Penn Manor

751

County: Lancaster

Municipal: Martic Twp

\$4,785

TOTAL

4 Bedrooms 2 Bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	14X17	1 st	Wood Laminate
BREAKFAST ROOM	11x17	1 st	Wood Laminate
DINING	13X17	1 st	Wood Laminate
KITCHEN	13X13	1 st	Wood Laminate
FAMILY	15X17	Lower	W/W Carpet
BEDROOM	13X15	1 st	W/W Carpet
BEDROOM	15X17	2 nd	W/W Carpet
BEDROOM	11X11	2nd	Yellow Pine
BEDROOM	12X15	2nd	Yellow Pine

BATHS: Full Bath on 1st and 2nd Floors

LAUNDRY: Closet in 1st Floor Bath

HEATING: Propane Hot Air/Central A/C 1st Flr. All Also Electric Baseboard Throughout

WATER HEATER: Electric

BASEMENT: Full/Partial/Improved

GARAGE: 2 Car Attached w/Electric Opener

WINDOWS/DOORS: Insulated Glass and Screens

WATER: Well

SEWER: On site

ROOF: Shingle

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