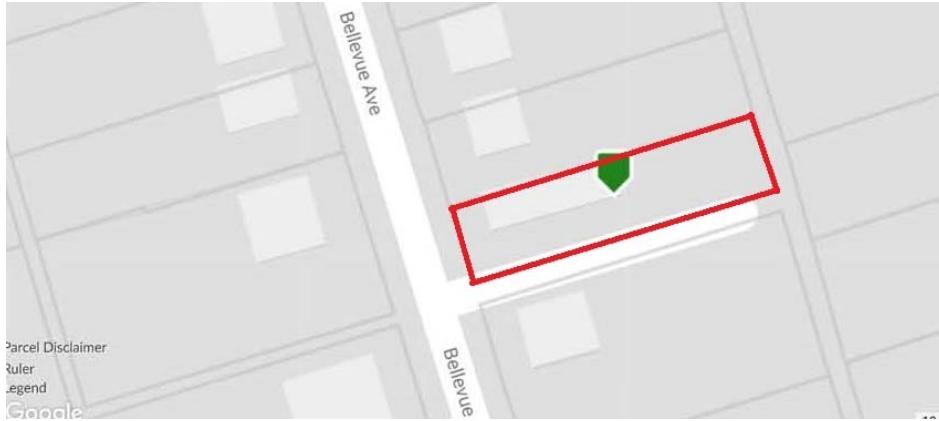


# TAX MAP



# PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE  
**Well Built 2 Story Home with a 2 Car  
Attached Garage on a .20+/- Acre Level**

**Landscaped Lot**

**759 Bellevue Avenue**

**Gap PA 17527**

**Tuesday, June 19, 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](http://www.barrdavis.com)

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**ADDRESS:** 759 Bellevue Avenue Gap, PA 17527

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**DATE:** Tuesday June 19, 2018 6:00 PM

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**OWNER:** James H. Holland Estate

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### ★FEATURES★

Well Built 2 Story Home with a 2 Car Attached Garage on a .20 Acre +/- Level Landscaped lot. Situated on one of Gap, PA prettiest streets.

Seriously for Sale  
Don't Miss It!

### ★SPECIAL FEATURES★

Living Room Built-In Bookcase  
Knotty Pine Galley Kitchen  
Oak Hardwood Floors except Kitchen and Baths  
Lower Level Rec Room with Ceramic Tile Floor  
Floored Attic Storage with Stairway Access  
13'X 15' Side Deck  
8'X 22' Covered Front Porch

### ★PURCHASE PRICE INCLUDES★

Electric Oven/Range      Water Conditioner  
Built-In Dishwasher      Garbage Disposal

### ★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.  
Balance by July 31, 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★

Thursday, May 31, 2018 from 4-6<sup>pm</sup> &  
Monday, June 4, 2018 from 4-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

### ★DIRECTIONS★

From Route 30 East in Gap, turn Right on Bellevue Avenue to property on left

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

**STYLE:** Brick 2 Story**YEAR BUILT:** 66 years +/-**LOT DESCR:** .20 Acre +/- Plot plan on back**ZONING:** Residential**TAX PARCEL:** 560-07554-0-0000**DEED REF:** 6318664**LIVING AREA:** 1,542 sq. ft.**TAXES:**      **YEAR: 2017/2018**

\$2,408

**School:** Pequea Valley

\$488

**County:** Lancaster\$23**Municipal:** Salisbury Twp

\$2,919

**TOTAL****3 Bedrooms 1 1/2 Bath**

ROOM	SIZE	LEVEL	COMMENT
LIVING	13X24	1 <sup>st</sup>	Oak Hardwood
DINING	12X12	1 <sup>st</sup>	Oak Hardwood
KITCHEN	12X12	1 <sup>st</sup>	Vinyl
FAMILY	12X23	Lower	Ceramic Tile
BEDROOM	13X16	2 <sup>nd</sup>	Oak Hardwood
BEDROOM	10X10	2 <sup>nd</sup>	Oak Hardwood
BEDROOM	8X13	2nd	Oak Hardwood

**BATHS:** Full Ceramic Tiled Bath on 2<sup>nd</sup> Floor**LAUNDRY:** 9X10 with ½ Bath**HEATING:** Oil Hot Air Baseboard/Central A/C**WATER HEATER:** Summer/Winter Hook-up**BASEMENT:** Full/Partial Improved/Outside Entr.**GARAGE:** 2 Car Attached w/Electric Openers**WINDOWS/DOORS:** Insulated Replacement except Kitchen**WATER:** Well**SEWER:** Public**ROOF:** Shingle

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