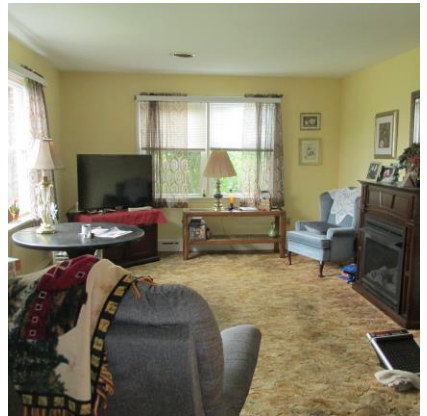
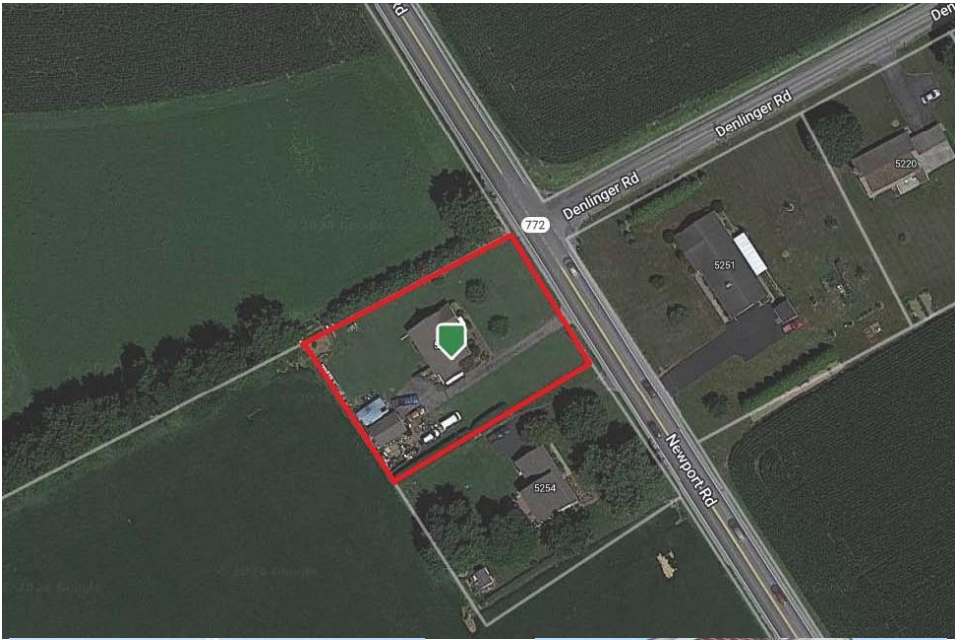


TAX MAP



PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

5250 Newport Road, Gap, PA 17527

**Well Built and Kept One Story Brick
Home w/ Detached 1 Car Garage on a
.5 Acre +/- Level Lot**

Wednesday, August 7, 2024 - 6:00 PM

Salisbury Twp – Pequea Valley School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 5250 Newport Road, Gap, PA 17527

DATE: Wednesday, August 7, 2024 - 6 PM

OWNER: V. Edward & Pearl Canale

★FEATURES★

Well built and kept brick 1 story home with detached 1 car garage on a level .5 acre +/- lot bordering farmland. Great location and seriously for sale-don't miss it!

★SPECIAL FEATURES★

Custom Quaker Maid Kitchen with Pantry Storage

Large Living Room

Dining Room w/ Built in Corner Cupboard

Ceiling Fan/Lights in Dining Room & 2 Bedrooms

Finished Lower Level with Kitchenette, 1- or 2-Bedroom Living Area and

Full Bath. Ideal for in-law Quarters

Lighted Closets on 1st Floor

Unfinished Attic Area with Stair Access

8'x14' Covered Side Porch

15'x24' Detached 1 Car Garage with Electric Door Opener

★PURCHASE PRICE INCLUDES★

Electric Oven/Range

SS Refrigerator

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by September 13, 2024.

Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Thursday, July 18, 2024 from 4-6^{pm} &

Sunday, July 21, 2024 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 30 take Route 772 North to property on left.

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

STYLE: Brick Ranch
YEAR BUILT: 1956
LOT DESCR: .5 Acre +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 560-94209-0-0000
DEED REF: 5456039
LIVING AREA: 1,362 sq ft +/-

TAXES: **YEAR: 2023**
 \$2,943 **School:** Pequea Valley
 \$525 **County:** Lancaster
 Municipal: Salisbury Twp.
 \$3,469 **TOTAL**

2/3 Bedrooms 2 baths

ROOM	SIZE	LEVEL	COMMENT
FOYER	4'x9'	1 st	Ceramic Tile
LIVING	13'x23'	1 st	Wall to Wall Carpet/ Ceramic Tile
DINING	4'x15'	1 st	Hardwood
KITCHEN	11'x15'	1 st	Ceramic Tile
FAMILY	14'x22'	Lower	Ceramic Tile
BEDROOM	12'x14'	1 st	Hardwood
BEDROOM	12'x12'	1 st	Hardwood
BEDROOM	12'x13'	Lower	Ceramic Tile

BATHS: Full on 1st Floor & Lower Level
LAUNDRY: Area in Full Bath
HEATING/COOLING: Oil Hot Water Baseboard. Ducts installed and ready for Central A/C Unit
WATER HEATER: Electric
BASEMENT: Full/Improved
GARAGE: 1 Car Detached w/ Electric Door Opener
WINDOWS/DOORS: Insulated Replacement Windows & Doors
WATER: Well
SEWER: Public
ROOF: Shingle

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