

PUBLIC AUCTION

Secluded Colonial 2 Story on 27 Acres and Personal Property

Shoeneck Area

Saturday, April 8, 2017 at 10:00 AM with Real Estate at 12 PM

103 Sandy Hill Road, Denver, PA 17517, West Cocalico Twp, Lancaster Co, Cocalico School District

From Ephrata take 272 N, left on Shoeneck Rd. for 3.1 mi, which becomes S. King St. and then S. Cocalico Rd., left onto Sandy Hill Road, follow signs to property.



Foyer	9 x 14	Kitchen	15 x 17	Loft	15 x 17	UL Master BR	14'6 x 29	LL Unfinished	24 x 27
Dining Room	12 x 16	Family Rm	15 x 18	UL Bedroom	12 x 14	UL Full Bath	8 x 11	2 Car Garage	23 x 26
Living Room	13 x 18	Bath/Laundry	5 x 12	UL Bedroom	12 x 15	LL Rec Room	18'6 x 29	Storage Shed	10 x 16

This quality one-owner home is situated on 27 acres, secluded, and quiet, south facing with a spectacular frontal view. The back yard contains a large fenced area with an in-ground, heated pool and spa. The 27 acres is comprised of 7 acres tillable with the balance in woodland. The house has 2,700 sq. ft. of living area including a kitchen w/cherry cabinets and many custom features including swing-out pantry, refrigerator, dishwasher, ss glass top range, microwave, island w/seating area; foyer w/open staircase and overhead loft; oversized 2 car garage w/electric openers; master bedroom suite w/walk-in closet; rec room w/brick wood burning fireplace; all closets w/lights; Ademco security system; electric heat pump w/central air; on site well and septic, paved drive w/extra parking area and much more! The home is bright with neutral colors and has been meticulously maintained as well as the entire property.

Open House: Saturday, March 18, 25 and April 1 (1-3 pm) *or anytime by apt. call 610-286-5183*

Taxes: \$7,695

Terms: 10% down day of sale; settlement within 60 days of sale

Terms By: Hazel A. Sensenig



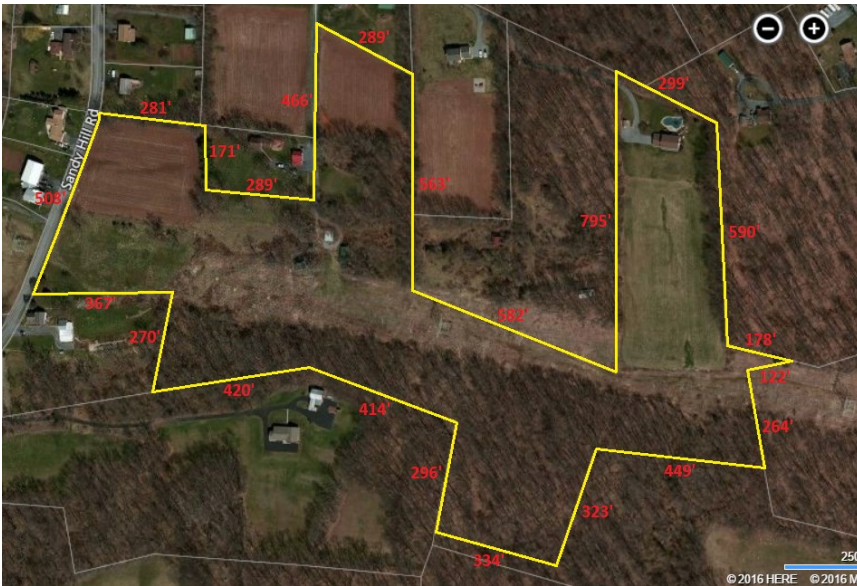
Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

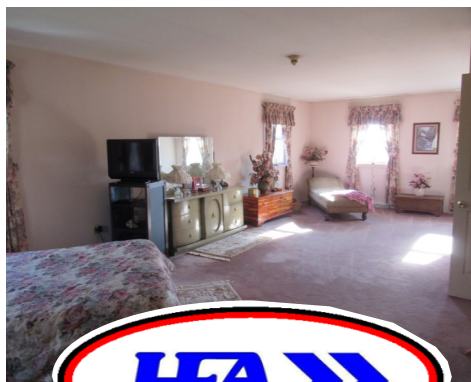
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610-286-5183



Information is deemed correct but not guaranteed.



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