

# PUBLIC AUCTION

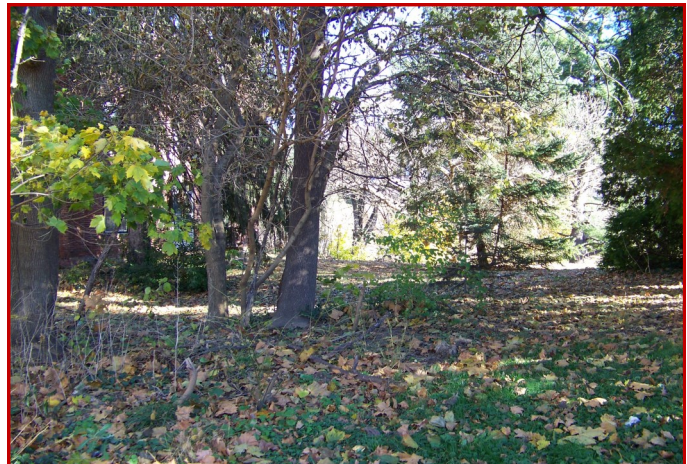
1845 Colonial Farm House on .28 Acres

**Marietta Boro**

**Friday, December 27, 2013 @ 4:00 PM**

**146 N. Waterford Ave., Marietta, PA 17547, Marietta Boro, Lancaster Co., Donegal School Dist.**

*From RT 30, head West to Marietta on River Road (Rt. 441), pass Sheet, at next light turn left on N Waterford Ave to property on left.*



Kitchen	13 x 19	Mud Rm w/Bath	15 x 16	2nd Floor Bedroom	14 x 14
Dining Room	14 x 16	Deck	14 x 20	2nd Floor Bedroom	11 x 21
Living Room	15 x 18	2nd Floor Bedroom	15 x 19	2nd Floor Full Bath	14 x 15

**This 1845 Historical home is situated on a quiet street with a wooded back drop bordering a creek and used to contain a Tannery at the back of the home. Built by Heinrich Sultzback, the home is rich in character with high ceilings, bulls-eye trim, and a fireplace for each room! The house is spacious with large rooms and has 4,194 sq.ft. of living area! MAIN LEVEL: Large eat-in kitchen w/island, built-in book shelves, gas range, refrigerator, and fireplace with gas insert; dining room w/hardwood floors, closets, brick fireplace; living room w/new oak hardwood floor, exposed beams, fireplace; mud/storage room w/half bath w/ large cooking fireplace. SECOND FLOOR: 3 Bedrooms and a full bath room w/claw foot tub & shower. FULL ATTIC: Walk-up, partially floored. FULL BASEMENT: with fireplace, washer & dryer and outside exit; a second ground floor basement also has an outside ext. House has natural gas heat & fireplace auxiliary heat, public water & sewer. *The home has had some restoration such as new roof and spouting in 2007, upgraded electrical/circuit breaker box, and includes some renovation materials. The home is a Historical renovator's dream! Also included, a 12 x 16 storage shed.***

***Sellers plan to sell come prepared to bid!!***

**Zoning: Suburban Residential      Taxes: \$4,258**

**Open House: Saturday, December 7, 14, & 21 (1-3 pm) or anytime by appt. call 610-286-5183**

**Terms:** 10% down day of sale; settlement by January 30, 2014 **Terms By:** Harold L. Snyder, Jr. and Susan E. Spiller

Merle Eberly - 2417-L

Alvin Horning - C.Ivan Stoltzfus CAI



**610-286-5183**

[www.horningfarmagency.com](http://www.horningfarmagency.com)



