

PUBLIC AUCTION

2 1/2 Story 4 Bedroom, 2 Bath Stone Home on 1.03 Acres

Gap Area/ Zoned Commercial

Thursday, April 21, 2016 at 5:00 PM

933 Rt. 41, Gap, PA 17527, Salisbury Twp, Lancaster Co, Pequea Valley School District

From JCT of Rts 30 & 41 in Gap, take Rt. 41 South for 1/2 mile, left at the Town Clock Cheese Shop onto Bridge St, right onto Chestnut Street for .3 miles to property on right.



Kitchen 11 x 16	Living Room 19 x 23	Laundry/Mud Rm 10 x 16'6"	UL Bedroom 9 x 17	UL Bedroom 8 x 9
Dining Room 16 x 16	Sunroom 14 x 17	UL Bedroom 9 x 11	UL Bedroom 9 x 15	Bonus Room 6 x 8

This 1770 circa stone home offers 2,390 sq. ft. of living space, rich with historic charm and beautifully restored!! The home features original random width hardwood floors, 18" deep window sills, 2 staircases, exposed stone walls, lots of wood & brick creating a warm and natural interior and is situated on an open lot on the edge of quaint village. The house features a **Kitchen** w/cathedral ceiling, skylights, new vinyl flooring & granite countertops, butcher block countertop, cabinetry & doors crafted from old barn siding, new glass cook-top inserted into an antique Othello cook stove, stainless steel wall oven, dishwasher & refrigerator; **Dining Room** w/wood burning fireplace & built-in corner cupboard; **Living Room** w/exposed beams, stone wood burning fireplace & built-in cabinetry; **4 Seasons Sun Room** w/tile floor; **Mud/Laundry Room** w/stone floor; **Full Bath** w/new tile floor & new shower insert on the main level. Second level includes **4 Bedrooms**; a **Bonus Room**; and **Full Bathroom** w/new tile floor. The home has a walk-up attic, basement w/outside exit, oil forced air heat, electric, radiant floor, and wood fire heat, on site well and public sewer.

Taxes: \$3,138 **Zoned:** Commercial

Open House: Saturday, March 26 & April 2, 9, and 16 (1-3 pm) *or anytime by apt. call 610-286-5183*

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Matthew & Lucille Vickers



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

610-286-5183



Information is deemed correct but not guaranteed.



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www.horningfarmagency.com