

ADDRESS: 5527 Strasburg Road, Gap PA 17527
DATE: Thursday, September 15, 2016 · 2:00^{pm}
 Real Estate offered at 6:00^{pm}
OWNER: Donnie L. Eller

★FEATURES★

Well built and kept one story home with attached 1 car garage on a .63+/- acre level lot bordering farmland to rear.
 Great country location with easy access to major routes.
 Seriously for sale – Don't miss it!

★SPECIAL FEATURES★

Living room brick fireplace with propane insert & heatolater;
 Large country kitchen with greenhouse window;
 Ceiling fan/lights in living room, kitchen & bedrooms;
 Updated bath with tiger maple vanity w/granite;
 Woodstove flue in basement;
 10'x25' Covered patio;
 12'x16' Shed with garage door;
 Updated siding & windows approx. 4 years ago.

★PURCHASE PRICE INCLUDES ★

Electric Cooktop Microwave/Fan Hood
 Electric Wall Oven Propane Tank

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
 Balance by October 28, 2016.
 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★

Wednesday, August 10, 2016 from 4-6^{pm} &
 Saturday, August 13, 2016 from 2-4^{pm}
 Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt 30 & 41 at Gap, take Rt 41 S to Left on Strasburg Rd (at the Turkey Hill). Property approx 1 mile on Left.

STYLE: 1 Story Rancher
YEAR BUILT: 1973+/-
LOT DESCR: .63+/- Acre
ZONING: Residential
TAX PARCEL: 550-92306-0-0000
DEED REF: 2931-255
LIVING AREA: 1,152+/- SF

TAXES: **YEAR: 2015/16**
 \$3,248 **School:** Octorara
 446 **County:** Lancaster
 96 **Municipal:** Sadsbury Twp
 \$3,790 **TOTAL**

3 Bedrooms 2 baths

ROOM	SIZE	LEVEL	COMMENT
LIVING	11x19	1 st	WW Carpet
KITCHEN	11x17	1 st	Vinyl
BEDROOM	11x12	1 st	WW Carpet
BEDROOM	11x13	1 st	WW Carpet
BEDROOM	11x11	1 st	Hardwood

BATHS: 2 Full on main floor
LAUNDRY: Area in basement
HEATING: Electric baseboard
WATER HEATER: Electric
BASEMENT: Full/concrete floor/outside entrance
GARAGE: 1 Car attached w/elec opener
WINDOWS/DOORS: Insulated
WATER: On site well
SEWER: On site septic
ROOF: Shingle

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