

“Horst Auctioneers”

PUBLIC SALE RESIDENTIAL REAL ESTATE ROTHSVILLE

THURSDAY, NOVEMBER 14, 2024 AT 4:00 P.M.

Located at 1721 Old Rothsville Road (Lititz 17543), Warwick Twp., Lancaster Co., PA
(Directions: Rt. 772/Main St. in the Village of Rothsville, Turn North onto Old Rothsville Rd.)



FRAME RANCH STYLE DWELLING
(Approx. 1,400 sq. ft. Living Space)

ROOM SIZES

Living Room: 11 ½ x 17

Kitchen: 8 ½ x 15 ¾

Family Room: 19 ½ x 21 ¼

Bedroom: 11 ½ x 21 ¾

Bedroom: 9 x 11 ½

The first floor contains a living room with picture window (w/w carpet over hardwood); kitchen with built-in pine cabinets, Amana refrigerator, electric stove, closets (w/w carpet); half bathroom (linoleum); large family room with brick fireplace (w/w carpet over hardwood); large bedroom with two closets (remodeled from originally two bedrooms, made into one; hardwood); bedroom with closet and built-in cupboard (hardwood); full bathroom (linoleum).

The full, semi-daylight basement; half bathroom with laundry tub sink; laundry hookup with auto washer and dryer; oil fired hot water furnace with new Concord central A.C.; updated 100 amp electric service with breakers; public water and sewer; well and pressure system (property is currently being serviced by the on-site well and pressure system, however, the public water is in the dwelling with immediate hookup available); electric water heater; 19'x 23' crushed stone fenced in patio.

11 ¼' x 22' COVERED FIRST FLOOR CARPORT

19 ¼' x 20 ¼' BASEMENT ONE CAR GARAGE (Single Overhead Door, Auto Opener, Concrete Floor)

LOT SIZE – 102' x 166' (M/L)

WARWICK SCHOOL DISTRICT – APPROX. \$3,200 TOTAL YEARLY R.E. TAXES

This circa 1958 custom built rancher is located in a convenient location in the village of Rothsville and offers one floor living along with a full basement and oversized one car garage with blacktop driveway. Be sure to inspect this affordable property being sold at Public Sale!

OPEN HOUSES – Saturdays, November 2 & 9 from 1 PM-3 PM or for inspection/information, call (223) 216-1306

*TERMS OF SALE - \$20,000 down payment on the day of sale; balance at settlement on or before 1/13/2025.

Purchaser pays both realty transfer taxes. Property sold as-is.

A. Anthony Kilkuskie, Atty.



HORST

AUCTIONEERS

50 Durlach Road, Ephrata, PA 17522 • 717-738-3080
sale@horstauction.com • www.horstauction.com

AU1767L

Sale For:
GEORGE DANIEL FOX
LINDA D. FOX