

# *“Horst Auctioneers”*

## **PUBLIC SALE**

**2.1 ACRE REAL ESTATE – BRICK RANCH STYLE DWELLING –  
VINYL SIDED FORMER OFFICE BUILDING – DETACHED  
BRICK OVERSIZED TWO CAR GARAGE**

**NEW PROVIDENCE**

**THURSDAY, APRIL 16, 2026 AT 6:00 P.M.**

Located at 2381 Beaver Valley Pike/Rt. 222, (New Providence 17560), Providence Township, Lancaster Co., PA  
(Directions: Rt. 222/Beaver Valley Pike, Just North of Quarryville)



**BRICK RANCH STYLE DWELLING**  
(Approx. 1,975 sq. ft. Living Space)

### **ROOM SIZES**

Foyer: 6 <sup>3</sup>/<sub>4</sub> x 8 <sup>3</sup>/<sub>4</sub>    Living Room: 13 <sup>1</sup>/<sub>4</sub> x 22    Dining Room: 12 <sup>1</sup>/<sub>2</sub> x 13 <sup>1</sup>/<sub>4</sub>    Kitchen: 10 <sup>1</sup>/<sub>2</sub> x 11 <sup>1</sup>/<sub>4</sub>  
Breakfast Nook: 7 <sup>1</sup>/<sub>2</sub> x 10    Bedroom: 11 <sup>1</sup>/<sub>4</sub> x 14 <sup>1</sup>/<sub>2</sub>    Bedroom: 10 <sup>3</sup>/<sub>4</sub> x 11 <sup>3</sup>/<sub>4</sub>  
Bedroom: 9 <sup>3</sup>/<sub>4</sub> x 12 <sup>1</sup>/<sub>4</sub>    Bedroom: 9 <sup>1</sup>/<sub>2</sub> x 12 <sup>1</sup>/<sub>4</sub>

The first floor contains a small entry foyer with guest closet (linoleum); living room with fireplace, large windows and window bench, knotty pine paneling (hardwood); dining room (hardwood); small kitchen with built-in oak cabinets, stainless steel side by side refrigerator, stovetop, wall oven, microwave, dishwasher (vinyl); breakfast nook (vinyl); 4 bedrooms with closets (hardwood); full bathroom (vinyl); half bathroom (vinyl).

Partial full basement (26' x 42') contains a finished office/den (w/w carpet); laundry area with auto washer & dryer; working fireplace; updated oil hot water furnace (summer/winter hookup); 275 gallon oil tank; central vac; 200 amp electric service with breakers. Partial crawl space (25 x 28). This property also contains central AC (in attic); municipal sewer; on-site well & pressure system.

### **VINYL SIDED FORMER OFFICE BUILDING (Approx. 950 sq. ft.)**

This single-story building (no basement) contains a large waiting room with entry door (vinyl/tile); 4 smaller office rooms (w/w carpet & linoleum); half bathroom (linoleum); furnace room with outside entrance; oil fired hot water furnace (summer/winter hookup); 275 gallon oil tank; 100 amp electric service; central AC.

**29 x 36 BRICK/VINYL SIDED OVERSIZED TWO CAR GARAGE** (Contains 2 single overhead doors with auto openers; concrete floor; 3 outside entrance doors; chimney with flue liner.)

**12 x 18 VINYL SIDED FRAME STORAGE SHED** (Contains 1 overhead door & electric outlets.)

**LOT SIZE – 2.1 ACRES M/L – ZONED R-3 – (265' Road Frontage x 305' Depth)**

**SOLANCO SCHOOL DISTRICT – APPROX. \$5,400 TOTAL YEARLY R.E. TAXES**

This valuable 2.10 acre real estate features a well-built four bedroom brick rancher, a nice oversized brick two car garage and a separate vinyl sided one story building that was formerly used as an insurance office, hairstylist office and doctor/Amish midwifery office over the years. (Due to the fact that the building has not been used as an office in the past two years, a variance would likely be needed – please check with the township with all zoning concerns). Be sure to inspect this outstanding property being sold on an Estate Public Sale!

OPEN HOUSES – Saturdays, April 4 & 11 from 1-3 PM or for information/inspection call 717-413-3578.

\*TERMS OF SALE - \$30,000 down payment on the day of sale; balance at settlement on or before 6/15/2026.

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

Jeff Goss, Atty.



**HORST**  
**AUCTIONEERS**

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**Sale For:**  
**RICHARD H. BRADLEY ESTATE**