

PUBLIC REAL ESTATE AUCTION

Ranch Home on 1/2 +/- Acre

June 18, 2024 @ 6:00 P.M.

5430 Strasburg Rd, Gap, PA, 17527 - Christiana / Gap Area



Directions: From Gap, go South on Rt 41., go to Strasburg Road, turn left, property is on the right.

Property Overview:

- Nestled in Gap, Pennsylvania, this picturesque half-acre property boasts a 3-bedroom, 2 bath ranch home. Stepping inside, you'll be greeted by a recently remodeled kitchen, with sleek granite countertops and pristine white cabinets.
- The upstairs has a large, private master suite awaits on the second floor, providing a sunroom area, private dining area with cabinets, sink, and refrigerator. Master suite is also accessible with its own private staircase leading to the outside parking area.
- Outside, the spacious backyard beckons with its large pavilion and mature landscaping, perfect for outdoor gatherings.
- Conveniently located near Gap, Parkesburg, Christiana, Lancaster, and Cochranville. This home presents an opportunity to embrace the Lancaster County lifestyle. Don't miss your chance to make this place your own. All information is deemed to be accurate but not guaranteed.
- **Amenities:** Public Sewer, On-site Well, and Oil-Fired Hot Water Baseboard Heat.

Annual Real Estate Taxes: \$6,892, Sadsbury Twp., Octorara School District, **Lancaster County**

Open House Dates: Tues. May 28, 5-7 P.M. | Thurs. May 30, 5-7 P.M. | Mon. June 3, 5-7 P.M.

Questions call **Elvin Stoltzfus** @ 717-863-8740 or **Wilmer Martin** @ 717-333-4881

Terms: \$20,000 down payment in certified funds on auction day. Settlement on or before **July 30, 2024**.

Transfer taxes to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Attention Realtors: Broker Participation offered to realtors with a buyer. See websites for details.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com

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Sellers: Anna Ruth Diener

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5430 Strasburg Road, Gap, PA

