

STOLTZFUS  
R.E. AUCTION

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- New Providence Area -

## 2.35 Acre Property w/Pastures

# PUBLIC REAL ESTATE AUCTION

## 3 Bdrm Raised Rancher w/Full Basement, Fully Remodeled 2 Sty Barn, Fenced-In Pastures on 2.35 Acres

### Friday, November 1, 2024 @ 5:00 PM

Location: 446 Pennsy Rd, New Providence PA 17560 (Lancaster County)

Directions: From Lampeter take Rt 222 south stay right onto Refton Rd to right onto Pennsy Rd to property on left.  
Or from Willowstreet take Rt 272 south to left onto Pennsy Rd to property on right.



**3 Bdrm 1408 Sq Ft Raised Rancher w/Full Basement, Full Bath, Fully Remodeled 2 Sty Barn in 2024, Fenced-In Pastures on 2.35 Acres**

**Main floor of house** has a country style eat-in kitchen/dining rm w/stained cabinets, walk-in pantry, slider dr access to a stone walled covered porch, living rm w/new large bay window & exposed wood beams & ext access to back yard, 3 Bdrms w/closets, Full bath w/tub & shower combo, closet & cabinetry, **Also has a full daylight walk-in basement** w/cabinets, canned good storage area, coal stove heat which sells w/property, attached 8'x18' greenhouse/storage accessible from basement, acid nutritlizer & water softener system new in 2023! **Outbuildings: Beautiful 28'x48' fully remodeled 2 sty barn w/Sunset Valley barn doors**, 3 horse stalls w/metal Dutch doors to pasture, 20'x28' carriage parking area, 12'x28' lean-to addition for storage **Finished 2<sup>nd</sup> floor** w/26'x26' rec room/storage area, half bath, offices/storage space, interior & poly exterior stairs accessible, 5'x5' rustic garden shed. **All situated on 2.35 Acres w/plenty of fenced-in pastures for your animals**, lawn area, garden, paver raised bed gardens, mature trees & shrubbery, on-site well & sewer, Providence Twp., Solanco School District, Zoned Ag, Taxes: \$3079.64

**Note:** Established **2.35 Acre** property in New Providence Area w/3 Bdrm dwelling and **spacious newer barn**. This is another property where the hard work has been done and is in move in condition. Economical taxes. Rurally located yet only minutes to Rts 272, 222 etc. Sellers are moving to another County and want to sell.

**Terms:** 10% down @ auction. Settlement on or before January 2, 2025. Glick, Goodley, Deibler & Fanning attys.

**Open House: Showings by appointment only. Please call auctioneer @ 717-327-1215 or Ben @ 717-847-2444 to schedule an appointment or w/any questions.**

**Attention Realtors:** 1% Broker Participation offered to realtors who are the successful buyers. Please preregister 48 hrs prior to the auction.

**We are now offering assistance with Bridge Loans and Down Payments. Call us @ 717-327-1215 for more information!**



See more at [auctionzip.com](https://www.auctionzip.com) ID #44467

See back side also →

**Auctioneers:**  
Elam Esh 717.327.1215  
Amos Stoltzfus 717.738.9157  
Leon Fisher 717.786.7217

LIC. #AY2246

**Auction For:**  
Benjamin & Lavina Stoltzfus  
717-847-2444





**- Dimensions -**

**Master Bedroom: 14'x12'**

**Bedrooms: 12'x12'**

**Bedroom: 12'x10'**

**Kitchen/Dining Room: 23'x14'**

**Pantry: 11'x4'**

**Living Room: 21'x14'**

**Full Bath: 8'8"x7'7"**

**Full Daylight Walk-in Basement**

**PROPERTY INFORMATION**

**Type:** Raised Rancher Home

**Square Feet:** 1408 Sq Ft

**Construction:** Frame/Vinyl/Stone

**Condition/Age:** Good/1974

**Roof/Condition:** Asphalt/Good

**Flooring:** Vinyl

**Kitchen/Dining Room:** Yes

**Living Room:** Yes

**Pantry:** Spacious Walk-in

**Bedrooms:** 3

**Basement:** Full daylight walk-in

**Baths:** 1 Full

**Deck:** 18'x7'

**Porch:** 18'8"x4'

**Windows:** Insu/Tilt-in

**Heating:** Coal Heat

**Barn:** 28'x48' w/Finished Offices

**Garden Shed:** 5'x5'

**Sewer:** On-site

**Water:** On-site

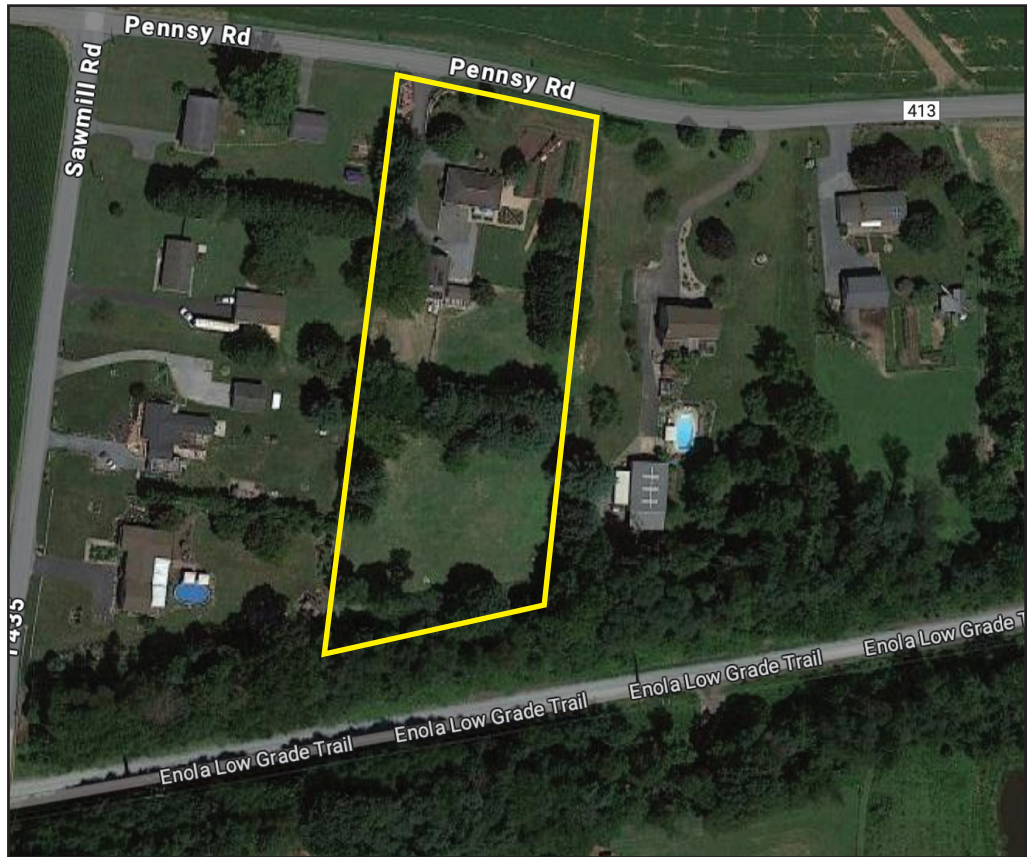
**Lot Size:** 2.35 Acres

**Schools:** Solanco Schools

**Taxes:** \$3079.64

**Township/Zoning:** Providence/AG

**Attorney:** Glick, Goodley, Deibler & Fanning Attys



*Info deemed to be correct but not guaranteed.*

**See more at [auctionzip.com](http://auctionzip.com) No.44467**

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