

STOLTZFUS
R.E. AUCTION

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Bird-In-Hand Area

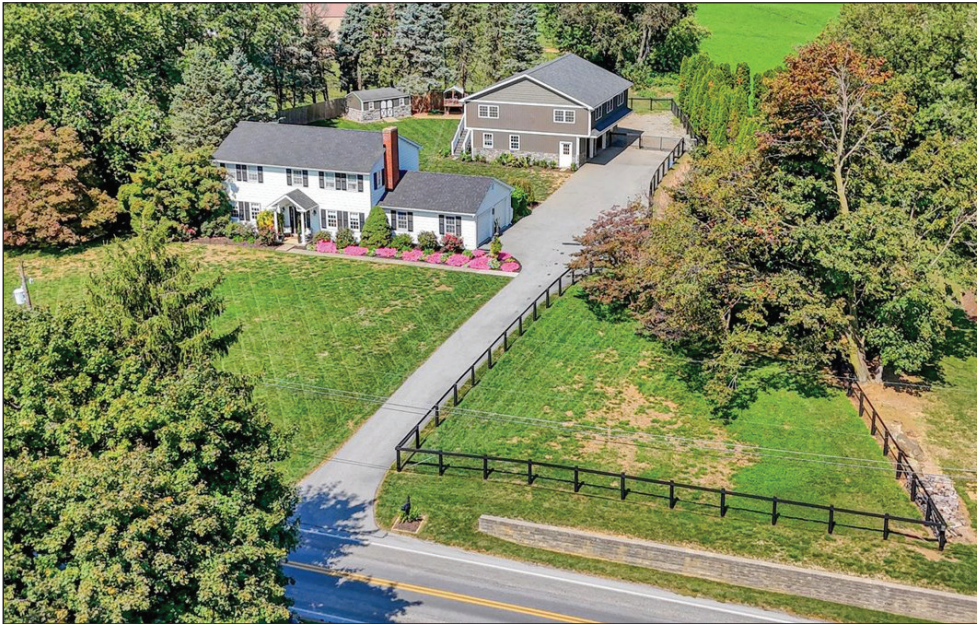
Attractive 1.39 Acre Country Property

PUBLIC REAL ESTATE AUCTION

**5 Bdrm 2 Sty Home w/Attached 2-Car Garage,
Newer 2 Sty Barn, Shed, Pastures on 1.39 Acres
Monday, December 9, 2024 @ 4:00 PM**

Location: 2391 Stumptown Rd, Bird-In-Hand PA 17505 (Lanc County)

From: Rt 340 west of Bird-In-Hand turn R onto Mt Sidney Rd to R onto Stumptown Rd to property on left.



Beautiful 5 Bdrm 2240 Sq Ft 2 Sty Home w/Attached 2-Car Garage, 2.5 Baths, Newer 2 Sty Barn, Shed, Pastures on 1.39 Acres

This charming 2 sty home consists of an up-to-date kitchen w/stained rsd panel cabinets w/Quartz countertops, a spacious 24" x60" kitchen island w/Quartz countertop & plenty of storage, pantry cabinetry, case openings leading into dining rm w/ext patio door access to a large patio, cheery living rm w/original hardwood flooring, cozy family rm w/brick fireplace & hardwood flooring, mudroom/ laundry rm w/closets & tile flooring, foyer entry w/ext access to Victorian style porch w/pillars, partial open stairway which leads to second floor master bdrm w/closets and access to master bath w/tub/shower combo, 4 other bdrms w/closets, 2nd full bath, carpet thruout 2nd floor, hallway linen closets, Home also has a full basement w/700 sq ft finished area w/carpet flooring, family room, canned good storage/utility rm w/Bilco dr ext access, **Central air, 200 amp service**, forced air heat, oil furnace, water system, electric water heater. **Newer 36'x40' 2 sty barn w/maintenance free exterior w/vinyl board & batton siding & beautiful stone work**, 3 horse stalls w/convenient metal Dutch door pasture access, wash bay, 14'x22' shop/storage area, interior & poly exterior stairs leading to full second floor rec room/storage area w/8'x7' OH door, 10'x18' shed w/matching siding & stonework, **8'x9' diesel room w/3 cyl Perkins diesel & air compressor w/auto start on skid unit**. **This all is situated on 1.39 Acres w/fenced-in pastures**, large lawn area, garden area, tall mature shade trees, beautiful well-kept flowerbeds & shrubbery, **landscape walls**, macadam driveway w/parking, On-site well, public sewer, East Lampeter Twp., Conestoga Valley School District, Zoned Residential, Taxes: \$5508.82

Note: Attractive 1.39 Acre Country property with mint condition low maintenance buildings. Peaceful country setting located in the rural Bird-In-Hand area w/farmland surroundings. Quick & easy access to Rts 340, 30, 283 etc.

Terms: 10% down @ auction. Settlement on or before Friday, February 7, 2025. Glick, Goodley, Deibler & Fanning attys.

**Open House: November 23rd & 30th from 1-3 PM or by appointment.
Contact auctioneer @ 717-327-1215 w/any questions or to schedule an appointment.**

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:
Mervin & Linda Stoltzfus
717-413-3009



- Dimensions -

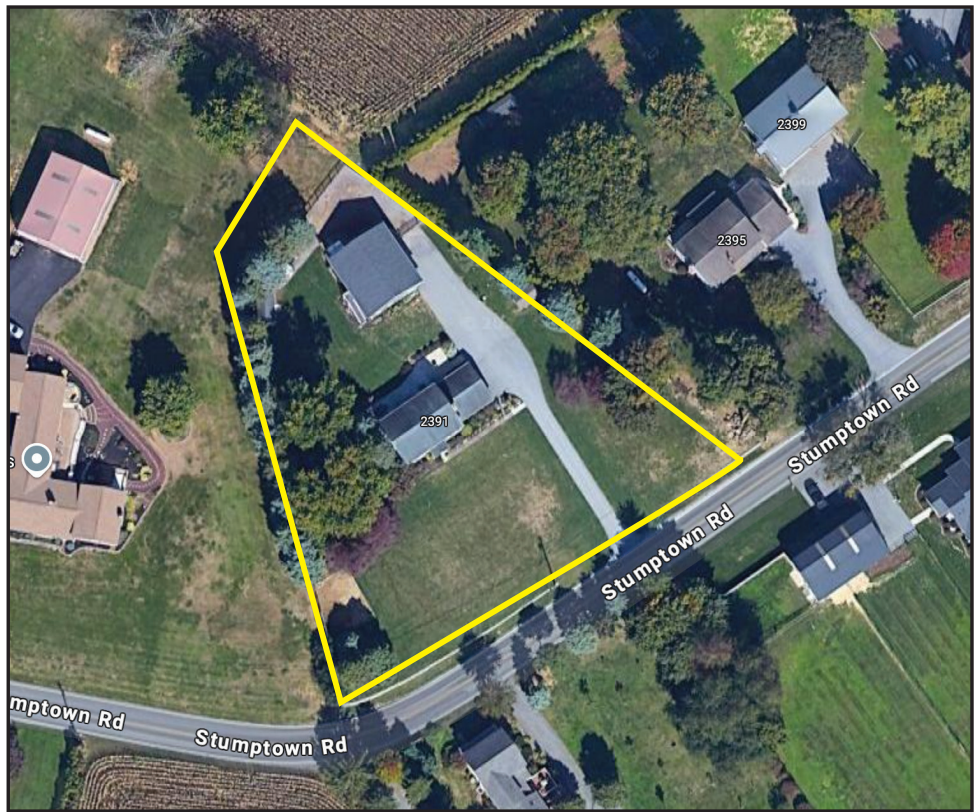
Bedroom: 17'x11'
Bedroom: 13'5"x10'
Bedroom: 13'5"x11'
Bedroom: 13'x10'5"
Bedroom: 10'x10'
Kitchen: 13'x13'
Dining Room: 13'x11'

Pantry: Pantry cabinets
Living Room: 18'x13'
Family Room: 17'x11'
Mudroom: 10'x10'
Master Bath: 10'x7'6"
2nd Floor Full Bath: 8'x8'



PROPERTY INFORMATION

Type: 2 Story Colonial
Square Feet: 2240 Sq Ft
Construction: Frame/Vinyl
Condition/Age: Very Good/1977
Roof/Condition: Asphalt/Good
Flooring: Vinyl/Hardwood/Carpet
Kitchen: Yes/Updated
Dining Rm: Yes
Living Room: Yes
Laundry: Yes/Mudroom
Pantry: Spacious Cabinets
Bedrooms: 5
Basement: Full
Baths: 2.5
Patio: 15'x56'
Porch: 5'x8' Victorian covered
Windows: Insu/Tilt-in
Heating: Forced Air/Oil
Barn: 32'x40' (New in 2018)
Shed: 10'x18'
Sewer: Public
Water: On-site
Lot Size: 1.39 Acres
Schools: Conestoga Valley Schools
Taxes: \$5508.82
Township/Zoning: E Lampeter/Village Residential
Attorney: Glick, Goodley, Deibler & Fanning Attys



Info deemed to be correct but not guaranteed.

See more at auctionzip.com No.44467

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