

(Salisbury Township)

PUBLIC AUCTION

**3 BEDROOM BI- LEVEL HOME on 2.07 ACRE LOT M/L
SUB DIVISION POTENTIAL**

Zoned R1

SATURDAY, NOVEMBER 4, 2017 at 11 A.M.



Located at: 5680 Umbletown Road, Gap, Pa. 17527

DIRECTIONS: From Gap take Rt. 30 East to left on Doutrich Drive to sale on left. Or from Rt. 340 take Mt. Vernon Rd. 2.8 miles to R on Umbletown Rd.

1674 sq. ft. Bi-Level home with 3 bedrooms, Full bath, Insulated glass windows, Carrier heat pump, Central air Plus 384 sq. ft. finished basement/Rec Room w/Fireplace on **2.07 Acre lot M/L with Sub Division Potential**; Drilled well, Public sewer in Salisbury Twp. Lancaster County.

Upper Level: Large 23' X 23'9" Eat-in Kitchen w/Custom Hickory cabinets, Appliance garages, Double pantry, Double S.S. sink with 8' x 3' Island & Mullion doors, Built-in desk, Spool rail, 30' of Cabinetry w/Formica countertops, New Bosch dishwasher, Jenn-Air Cook top & Double ovens, Amana Ref., Laminate flooring, Recessed lighting. **16' X 17' Family Room** (New in 1998) w/Cathedral ceiling w/w Carpet, Pella windows, Ceiling fan. **11' X 15' Living room** with Andersen bay window, w/w carpet, Coat closet w/Attic access. **7' X 7'8" Bathroom** with 60" vanity, Linen closet, shower. **Bedroom #1: 11' X 11'2"** with His & Hers closets, w/w carpet. **Bedroom #2: 11' X 11'4"** with w/w carpet & closet; **Bedroom #3: 9'1 x 11'** with w/w carpet & closet; **3'6" X 6'4"** Foyer with Leaded glass entry door & Vinyl flooring;

Lower level features 439 Sq. Ft. Semi- finished 20' 8" x 21'4" Rec room with brick Fireplace w/glass doors, Solid beam mantle, Wood paneled walls, storage closet, concrete floor; **Lg. Heated Mechanicals Room** with washer/dryer hook-up, rough plumbing for additional ½ bath, 200 AMP elec. Service, Carrier heat pump, water softener, Elec. Hot water heater (5 yrs. old), Exterior exit door; Heated one car garage w/pegboard & concrete floor. Home exterior has brick & vinyl siding; macadam driveway; 12' X 16' concrete patio; Asphalt shingle roof; Mature shrubs; Farmland view; **Large lot has potential for sub-division**; Easy access for Chester & Lancaster Counties.

REAL ESTATE TERMS: 10% down day of sale, balance on or before 45 days.

Attorney: Kling & Fanning

SALE BY:
DEBORAH J. AMMON ESTATE

Executors:

Wendy Dougherty
Bruce R. Ammon Jr

REAL ESTATE OPEN HOUSE: Saturdays, October 21 & 28
from 1-4 P.M. or by appt.
717-405-8411 or 717-940-2209. See pics on auctionzip.com
#5627 or Learyauctioneers.com

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