

# REDDING AUCTION SERVICE INC.

## Public Auction – Real-Estate (2 Tracts)

Monday, June 24<sup>th</sup> - 6:00PM

**Tract 1 - Exceptional Move-In Ready Brick Rancher**

**Tract 2 - Adjoining Buildable Deeded Lot**

**(GPS) 40 Diane Lane, Biglerville, PA 17307**

**Tract 1** - Property located in the borough of Biglerville, Adams County PA –Lot size is 111' wide x 136' deep improved with a 38'x49' brick rancher with a 22'x26' attached two-car garage – 12'x39' enclosed brick walk-out back porch – Home has very large eat-in kitchen w/built in Maple cabinets, a Maytag dishwasher, Amana stainless refrigerator, Magic Chef built-in oven, GE counter top range, linoleum floor & ceiling light w/fan – Home has large living room w/hard wood floors , a new Anderson bay window, brick fireplace w/blower & pine wood accents w/shelving – Home has three bedrooms, all have hard wood floors & built in closets – Main floor has full bath w/vanity, shower & tub – Downstairs contains large common room w/tile floor, large brick fireplace w/gas insert & blower, bay window, a large shop room w/built in shelving & wall heaters & a storage room – Downstairs also has electric baseboard heat, kitchen area w/cabinets, bath w/step-in shower, washer/dryer hook-ups – Downstairs exits onto large enclosed back porch w/full windows, indoor/outdoor carpet & enclosed tool storage area – Garage has an 18' garage door w/opener & storage cabinets – Home has 12'x8' concrete front porch w/Vine Design wrought iron accents – Home has shingled roof, central air & heat w/new outdoor compressor, electric hot water heater & double concrete driveway – Landscape is exceptional

**Tract 2** – Consisting of a 16,726 sq. ft. buildable lot which faces Marie Lane

**Auctioneers note:** Properties will be offered both separate and together, view by appointment only.

**Terms:** \$12,000 down at time of sale on real-estate and \$3,000 down at time of sale on buildable lot.

**For viewing of property, Contact Redding Auction Service**

**Mark A. Shriner Estate**

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**Auction Zip 5077**