

# REDDING AUCTION SERVICE, INC.

## PUBLIC SALE OF REAL ESTATE

**Saturday, June 10<sup>th</sup> @12:00PM**

**Located at: 12292 Buchanan Trail W, Mercersburg, PA 17236**



*0.46 Acre – 3 Bedroom Home – 1 Bath - w/Attached Car Port & Above Ground Pool*

### **About the Home:**

Brick Rancher 1040sqft. Home w/Paved Driveway and Attached Car Port

**Kitchen:** Eat-In Kitchen w/Wrap Around Cabinets w/Tile Counter Tops, Electric Stove, Upright Refrigerator/Freezer and Tile Flooring, Access to Car Port

**Family Room 18'x13':** Working Pellet Stove w/Hearth, Oak Hardwood Flooring, and Front Door Access

**Primary Bedroom 11'x12':** Oak Hardwood Floors, Windows, Ceiling Fan, Sliding Door Closets

**2<sup>nd</sup> Bedroom 10'x12':** Oak Hardwood Flooring, Window, Ceiling Fan, Sliding Door Closets

**3<sup>rd</sup> Bedroom 11'x10':** Oak Hardwood Flooring, Window, Ceiling Fan, Sliding Door Closets

**Bathroom 7'x11':** Bathtub/Shower, Vanity, Carpet Flooring

**Finished Part of Basement 11'x26':** Carpet Flooring, Propane Fireplace, Contains Access to Back Yard, Unfinished Basement, Garage and Upstairs

**Unfinished Part of Basement 13'x26':** Cement Floor, Block Walls, Washer Dryer Hook Up, Contains Full Bathroom with No Walls Surrounding

**Basement Level Garage 12'x24':** Cement Flooring and Access to Finished Basement and Having 6'x9' Manual Garage Door Access to Back Yard

**Car Port 11'x26':** Cement Floors, Access into Kitchen

**Home Facts:** A.O. Smith Gas Hot Water Heater (New in 2017), Amana Heat & Central Air, All Public Utilities

**Outside:** 10'x12' Sliding Door Shed, Above Ground Pool (Holding Water)

**Auctioneers note:** If you're looking for a very solid Brick Rancher that with a few upgrades you can put your touch to this home and make it yours!

**Carl T. Lawson- Estate**  
**Elizabeth Clark -Attorney**

**Gabriel E. Lawson – Executor**

### **Open Houses:**

**Tuesday, May 23<sup>rd</sup> 5:30PM-7:00PM**

**Thursday, June 1<sup>st</sup> 5:30PM-7:00PM**

**Personal Real Estate Inspection – Appt. Only – Call Redding Auction at 717-334-6941**

**Terms of Real-Estate - \$15,000 Down Day of Sale – settlement within 45 days**

Redding Auction Service Pa No. 3819-L  
Gettysburg PA  
717-334-6941

**[www.reddingauction.com](http://www.reddingauction.com)**  
**Auction Zip ID# 5077**

