

TAX MAP



★ PERSONAL PROPERTY ★

TOOLS, LAWN & GARDEN ITEMS

Echo Blower, Pancake Air Compressor, Shop Vacuum, Gorilla Ladder, Fiberglass Step Ladder, Step Stool, Upright Craftsman Tool Chest, Assorted Power Tools, Assorted Hand Tools, Hose, Lawn Cart, Assorted Patio Furniture, Deck Storage Box, Propane Patio Heater, Nice 13' Articulating Umbrella and more.

FURNITURE & HOUSEHOLD GOODS

Sofa and Loveseat, Recliner, Chair and Hassock, Cherry Coffee End Tables, Rugs, Round Table, TV Stand, Dinette, Coffee and End Tables, Card Table and Chairs, 4 White Storage Cabinets, Refrigerator/Freezer, Assorted Good Glassware, Electric Sun Heater

PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE
**Well Built & Updated Bi-Level Home
w/Built-in 2 Car Garage on a .47 Acre^{+/-} Lot**
Antiques, Furniture, Collectables, Glassware,
Tools, Lawn/Garden, Household Goods

42 Pine Creek Drive

Gap PA 17527

Thursday, June 14, 2018 - 4:00 PM

Real Estate Offered at 6:00 PM



**BARR
DAVIS**
AUCTIONEERS, LLC
AY-002084

Barr/Davis Auctioneers, LLC
Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433
www.barrdavis.com

ADDRESS: 42 Pine Creek Drive, Gap 17527
DATE: Thursday, June 14, 2018 - 4:00 PM
OWNER: John D. Assetto, Jr. & Lorraine M. Assetto

★FEATURES★

Well built and recently updated Bi-level home with built-in 2 car garage on a landscaped .47 acre corner lot. Great location with easy access to shopping and major routes.
 Seriously for sale – don’t miss it!

★SPECIAL FEATURES★

Custom cherry kitchen with Italian marble backsplash;
 Master bedroom with full bath;
 Lower level family room with brick wood burning fireplace;
 Heat pump new in 2017;
 New 750+/- SF wraparound deck;
 12’x20’ Utility barn with 220 electric, heat & A/C.

★PURCHASE PRICE INCLUDES ★

Electric oven/range (1 year old) Oven fan/hood
 Refrigerator/freezer (1 year old) Built-in dishwasher
 Custom blinds throughout

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
 Balance by July 27, 2018.
 Buyer pays all Realty Transfer Taxes.

Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms.

★OPEN FOR INSPECTION★

Wednesday, May 16, 2018 from 4-6^{pm} &
 Sunday, May 20, 2018 from 2-4^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt 41 in Christiana at Dutchway, take Pine Creek Drive East at stop light to property on right.

The information contained in this brochure is believed to be accurate, but is not guaranteed.

STYLE: Bi-level
YEAR BUILT: 1986+/-
LOT DESCR: .47+/- Acre
ZONING: Residential
TAX PARCEL: 550-19457-0-0000
DEED REF: Book Y93-Page 281
LIVING AREA: 1,220+/- SF + lower level

TAXES: **YEAR: 2017**
 \$4,200 **School:** Octorara
 533 **County:** Lancaster
121 **Municipal:** Sadsbury Twp
 \$4,854 **TOTAL**

3 Bedrooms 2½ baths

ROOM	SIZE	LEVEL	COMMENT
FOYER	4x7	Mid	Slate
LIVING	13x15	Main	WW Carpet
DINING	11x13	Main	WW Carpet
KITCHEN	10x13	Main	Vinyl
FAMILY	13x23	Lower	Wood Laminate
BEDROOM	13x13	Main	WW Carpet
BEDROOM	9x13	Main	WW Carpet
BEDROOM	9x10	Main	WW Carpet

BATHS: 2 full on main, ½ on lower
LAUNDRY: Room on lower level
HEATING: Heat pump/Elec baseboard/ central AC
WATER HEATER: Electric
BASEMENT: Daylight/Partially finished
GARAGE: 2 Car Built-in w/electric openers
WINDOWS: Insulated
WATER: On site well
SEWER: Public
ROOF: Shingle

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