

HOLTWOOD/BUCK AREA



REAL ESTATE AUCTION

Date:
Tuesday, October 22,
at 5:30pm

Location:
164 Magnolia Drive
Holtwood, PA 17532



**MOTIVATED
SELLER!**

REAL ESTATE

This delightful 5-bedroom, 2-bath ranch-style home provides ample space and comfort, making it ideal for a growing family.

Nestled on a peaceful and scenic 1.66-acre lot, the property includes a generous 2-car garage/shop, perfect for extra storage, hobbies, or a workshop. Conveniently located close to Routes 272 and 372, it offers both tranquility and accessibility. With its beautiful surroundings and room for expansion, this home presents endless possibilities for creating your perfect lifestyle in a serene setting.

ATTENTION REALTORS: Auctioneer is offering brokers participation.
Contact auctioneer for details.

Need financing or bridge loan options? Contact auctioneer for details.

OPEN HOUSE DATES

Saturday, October 5th, 1-3pm
and

Saturday, October 12, 1-3pm

or call for an appointment

TERMS

\$25,000 down day of sale

Settlement within 60 days



AUCTION CENTER

717-687-7018 Lic AY002284

Sellers:
Ben & Fannie King
Attorney:
Dave Mersky

ROOM SIZES

Kitchen/Dining Room: 16' x 24'
Living room: 17' x 17'
Laundry: 6' x 7'
Master Bedroom: 17' x 14'
Full Bath: 14' x 6'
Bedroom: 12' x 11'
Bedroom: 12' x 13'
Bedroom: 12' x 11'
Bedroom: Unknown
Bathroom: 6' x 8'

PROPERTY INFO

Type: Ranch Style
Construction: Brick & Vinyl
Roof: Shingle- Original Roof
Square Feet: 2,528
Age/Condition: 22 Years- Good
Flooring: Linoleum
Bedroom: 5
Baths: 2
Fireplace: Wood/Coal Stove in the Basement
Heating: Forced Air- Oil
Cooling: Central AC
Porch: 50' x 5'
Garage/Shop: 2 Cars- 23' x 30'
Shed: 24' x 14"
Basement: 31' x 33' & wood/coal stove
Lot Size: 1.66 Acres
Possession: Within 60 Days
Water/Sewer: Onsite
Zoning: Residential- Low Density
School District: Penn Manor
Taxes: \$6,667
Attorney: Dave Mersky

