

STOLTZFUS
R.E. AUCTION

- Gap Area -

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Beautiful 2 1/2 Acre Property "Woodland Surroundings"

PUBLIC REAL ESTATE AUCTION

Spacious 5 Bdrm Cape Cod Style Dwelling

2 Sty 5-Stall Bank Barn, Sheds

Wednesday, April 9, 2025 @ 5:30 PM

Location: 788 Mt Vernon Rd, Gap PA 17527 (Lancaster County)

Directions: From Gap take Rt 30 east to left onto Mt Vernon Rd go approx 1/2 mi to property on left. Or from White Horse take Rt 340 east to right onto Mt Vernon Rd to property on right.



Spacious 5 Bdrm 3500 Sq Ft Cape Cod Style Dwelling w/Full Daylight Basement, 2.5 Baths, 2 Sty 5-Stall Bank Barn, Sheds, Pastures on 2 1/2 Acres

First floor of house features a large open floor plan w/an eat-in kitchen/dining rm w/custom oak rsd panel cabinets, walk-in pantry, living rm area, open floor plan to a second living/sewing room, removable panels to a spare room, which could very easily be made a 2nd first floor bedroom, also has a lg 8'x4' walk-in closet/storage, master bdrm w/13'x4' walk-in closet/storage, access to master bath which has a 7'x4'7" walk-in closet, oak cabinetry, tub/shower and a glass dr shower, mudroom w/2-dr closet, oak cabinetry/sink, 8'x2'7" laundry closet w/SS drain pan, half bath **Second floor** has 4 large bedrooms all w/closets & attic nooks, full bath w/shower/tub. **Also has a full daylight walk-in 1500 sq ft finished basement w/2nd kitchen**, closet, coal storage, utility room/cold cellar canned good storage, **200 amp service**, LP Stove heat, newer 50 gal LP water heater, acid neutralizer system, water system, 2 ext walk-in entrances, front covered porch w/composite decking & **new vinyl railing**. **Outbuildings:** Spacious 42'x52' 2 sty 5-stall bank barn w/hay/feed storage area, 27'x16' carriage parking area, newer built-in harness closets, 2 metal Dutch doors w/easy pasture access, macadam drive leads to 2nd floor which has heavy flooring, overhead door & finished shop/storage area, 3 smaller storage rooms (**barn was new 2012 and certainly caters to Equestrian enthusiasts**, 12'x20' 2-stall horse barn in pasture w/small feed rm, **10'x16' storage shed which is insulated/finished**, 500 gal underground LP tank **All situated on 2 1/2 Acres w/woodland surroundings**, fenced-in pastures, garden area, large front yard w/camping/playground area, back yard which nestles up against woodlands creating that bird lovers delight, macadam driveway, landscape walls, on-site well, public sewer, Salisbury Twp., Pequea Valley School District

Note: Attractive, partially secluded 2.5 Acre Property w/spacious, move-in condition buildings. Ideal location w/only minutes to Gap, Parkesburg, Compass and quick access to Rts 30, 41, 10 etc. Truly a one-of-a-kind property and a must see to appreciate. Sellers are moving to New York and want to sell!

Terms: \$65,000.00 down @ auction. Settlement on or before May 31, 2025. Glick, Goodley, Deibler & Fanning attys.

Open House: Saturday's March 22nd & 29th from 1-3 PM or by appointment. Contact auctioneer @ 717-327-1215 w/any questions or to schedule a private showing.

Attention Realtors: 1% Broker Participation offered to realtors who are the successful buyers. Please preregister 48 hrs prior to the auction.

We are now offering assistance with Bridge Loans and Down Payments. Call us @ 717-327-1215 for more information!



See more at auctionzip.com ID #44467

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Auctioneers:
Elam Esh 717.327.1215
Amos Stoltzfus 717.738.9157
Leon Fisher 717.786.7217

LIC. #AY2246

Auction For:
Aquila Jr & Emma Stoltzfus
717-442-8849



- Dimensions -

Master Bedroom: 18'x13'
Bedrooms: 18'x14'
Bedroom: 17'6"x16'
Bedroom: 16'x14'
Bedroom: 16'x14'

Kitchen/Dining Room: 28'x16'
Walk-in Pantry: 6'x4'
Living Room: 20'x16'
2nd Living Rm/Sewing: 17'x13'
Den/Spare Room: 16'x13'

Mudroom: 15'x10'
Laundry: 8'x2'7"
Basement: 1500 sq ft Full/Walk-in
1st Floor Master Bath: 13'x9'4"
2nd Floor Bath: 10'x7'

1st Floor Half Bath:
 6'6"x3'

PROPERTY INFORMATION

Type: 1 1/2 Sty Cape Cod Dwelling
Construction: Frame/Vinyl
Square Feet: 3,500 Sq Ft
Condition/Age: Very Good/Remodeled 2008
Roof/Condition: Asphalt/Good
Flooring: Vinyl
Living Room: Yes
Laundry: Yes/First Floor
Bedrooms: 5
Basement: Yes w/Ext Entrances
Baths: 2 1/2
Front Porch: 14'x10'
Windows: Insu/Tilt-in
Barn: 42'x52' 2 Sty/5-stall
Horse Shed: Yes/12'x20' 2-stall
Storage Shed: Yes/10'x16' Finished
Heating: LP Stove
Sewer: Public
Water: On-site
Lot Size: 2 1/2 Acres
Schools: Pequea Valley School District
Taxes: \$6811.22
Township/Zoning: Salisbury/R1
Attorney: Glick, Goodley, Deibler & Fanning Attys



Info deemed to be correct but not guaranteed.

See more at auctionzip.com No.44467



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