

# Public Auction Saturday, April 9, 2011

Real Estate  
12 Noon



114 W. Main Street, Leola, PA **1/2 Acre**



Owner: Siegfried G.W. Wendt

Type: 1 Sty.  
Construction: Stucco  
Roof: Shingles  
Square Feet: 1,153  
Age/Condition: 47 Years/Good  
Flooring: Hardwood/Vinyl  
Bedrooms: 3  
Baths: 2

Laundry: Yes/Lower Level  
Heating: Oil HW Baseboard  
Cooling: Window Units  
Range: Yes/Elec.  
Microwave: Yes  
Utility Bldg: **To Be Sold Separate after R/E**  
Windows: Storm  
Basement: Full

Attic: Yes  
Lot Size: **1/2 ACRE**  
Possession: 60 Days or Before  
Water: Public  
Sewer: Public  
Zoning: MU-Mixed Use  
School District: Conestoga Valley  
Taxes: \$2,068.00

## ROOM SIZES

Living Room: 15 x 14

Kitchen: 12 x 10

Dining Room: 10 x 10

Bedroom: 14 x 11

Bedroom: 9 x 9

Bedroom: 12 x 10

**REMARKS:** "Leola Area" Solid rancher on **1/2 ACRE** lot w/eat-in kitchen, solid oak hardwood floors, 3 bdrms., 2 baths & hot water oil heat. Great starter home or investment. This property is conveniently located in Leola, 15 minutes to Lancaster, 30 minutes to Reading, & minutes from Rt. 30, Rt. 222 & Rt. 283. Property is zoned Mixed Use. Current owner had an upholstery restoration business in basement. This is a great opportunity for an in-home business. For land plotting or financing call Auctioneers (717) 606-2226 or (717) 733-1006. **Personal inspection by appt. or open house Sat., March 19, 26 & April 2 from 1 to 4 PM.**

**DIRECTIONS:** From Lancaster Rt. 23 E. to Leola. Property on right beside Leola Car Wash. (Upper Leacock Twp., Lanc. Co.)

**RANDAL V. KLINE, AUCTIONEER/REALTOR (717) 733-1006**

Information herein is not warranted and is subject to change without notice. We assume no liability for errors. LIC. #499, #2116, #3956

