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AUCTION GROUP

# Public Auction

REAL ESTATE  
PERSONAL PROPERTY

## 7.1 ACRE RURAL DENVER AREA PROPERTY



**Saturday, Sept. 5, 2020**

Personal Property 9AM • 12PM Real Estate

**355 HORSESHOE TRAIL RD.  
DENVER, PA 17517**

**T**his secluded property boasts an expansive custom ranch style home on a perfectly private yet conveniently located, partially wooded lot with quick access to the Pennsylvania Turnpike and US222. **The interior** of the home requires cosmetic updates but includes many desirable amenities. **The first-floor** features a living room, dining room, eat-in kitchen, family room with brick propane fireplace, sunroom, laundry room, master bedroom with dressing area and access to deck with stairs leading to the pool, master en-suite, 2 additional bedrooms and full bath. **The lower level** hosts a sun room, family recreation room, bathroom, play room, media center, fitness room and utility/workshop room. **Additional amenities** include attached 2-car garage, attic with flooring above the garage with access via pull-down stairs, air purification system built into the HVAC system, security monitoring system, garden and storage sheds, in-ground pool and gazebo, play area with swings and sandbox, front brick patio with fish-pond, and wooded 7.1 acres of land.



Auction for: David Brensinger  
Attorney: John Gibbel

**\*SEE REVERSE SIDE  
FOR MORE\***

**By Appointment: Sat. Aug. 22, 10am-12pm  
& Mon. Aug. 24, 5pm-6:30pm**  
Limit 2 People. Masks Mandatory.

\*For information about financing call 717-664-5238\*

**Real Estate Terms & Conditions:** 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM  
AY000253L



**Type:** 1-story ranch  
**Construction:** Frame  
**Exterior:** Stucco  
**Roof:** Asphalt  
**Garage:** Attached 2-Car w/ Built In Cabinets  
**Square Footage:** 2,216sq. ft.  
**Lot Size:** 7.10 acres  
**Year Built:** 1979  
**Heating/Cooling:** Electric Baseboard, Heat Pump Forced

Air, Central AC, Whole House Fan  
**Flooring:** Carpet, Vinyl, VCT Tile  
**Water/Sewer:** Private, Water Conditioning System w/ UV Light  
**Zoning:** Woodland District  
**Taxes:** \$9,815.36  
**School District:** Cocalico SD  
**Township:** West Cocalico Twp

### First Level

**Living Room/Entry:** 22'1" x 12'8", Bow Window, Vinyl Entrance, Carpet

**Dining Room:** 13'9" x 12'9", Carpet

**Kitchen/Eat-in Area:** 19'4" x 12'11", Peninsulas, Dishwasher, Cooktop, Wall Ovens, Vinyl

**Family Room:** 17'8" x 12'11", Propane Fireplace with Brick Surround, Built-Ins, Ceiling Fan, Carpet

**Sunroom:** 21'7" x 8'5", Ceiling Fan, Carpet

**Laundry:** 7'5" x 7', Laundry Tub, Closet, Vinyl

**Master Bedroom:** 14'9" x 12'11", Patio Door to Deck with Stairs to Pool, Closet, Carpet, Dressing Area 10'7" x 7', Dressing Vanity, Closet, Carpet

**Ensuite Master Bath:** 4'10" x 9'6", Shower with Glass Door, Vinyl

**Bedroom 2:** 12'7" x 11'1", Closet, Carpet

**Bedroom 3:** 12'1" x 11'1", Closet, Carpet

**Bath:** 7'11" x 8'8", Tub/Shower Combination, Vinyl

### Lower Level:

**Play Room:** 8' x 13'2", Closet, Electric Baseboard, VCT

**Media Room:** 15'3" x 12'2", Closet, Electric Baseboard, VCT

**Family Room:** 24'1" x 29'2", Bar Area: 14'9" x 10'1", with Sink, Wood Stove with Brick Hearth, Closets, Exterior Exit to Pool

**Sunroom:** 11'2" x 14'10", Hot Tub, Beadboard Paneling, Vaulted Wood Plank/Beam Ceiling with Skylights, Ceiling Fan, Carpet

**Bathroom:** 9' x 7'5", Shower, Linen, Vinyl

Storage Rooms, Sump Pump

**Fitness Room:** 12'4" x 15'6"

**Utility/Workshop:** 8' x 18'6"

### Exterior

Garden and Storage Sheds

Inground Pool, Concrete with Gazebo

Front Brick Patio with Fish Pond

**\*All Measurements are Approximate\***

### PERSONAL PROPERTY

This property is a treasure trove of unique items from the 19 60s and 70s. It also includes many earlier items as well. The following is a listing of highlights only: Dixon ram ZTR zero turn mower with 50 inch deck, Troy built three and one chipper vac Nice selection of small Handtools including craftsman etc. some new in box, large selection of long handled lawn and garden tools, gas cans, ladders etc.

Toys and games: large selection of 1970s action figures including Star Wars, G.I. Joe, masters of the universe, ghost busters, etc. Ewok village, millennium falcon, XWing fighters, walker and more, Godzilla, Flash Gordon board game, Pac-Man board game, Collection of matchbox cars, HO trains, comic books, and others and other items of interest **Antiques and collectibles:** early wooden and upholstered rocking horse, Nice selection of mid century modern memorabilia planters, dishware memorabilia etc., early braided rugs, farm related primitives, wooden crates, advertising memorabilia, decorative porcelain, hunting knives and pocket knives, early photo albums with early photos, selection of textiles including quilts, doll collection, cabbage patch dolls, ephemera, Cut pressed and pattern glass, mid century lamps, early tourist trade wood carvings, camping supplies, costume jewelry, early Christmas decorations, **Hundreds of box lots**, with a variety of merchandise including antiques and household items many in original boxes **Furniture:** selection of mid century modern chairs tables etc., five piece soft wood table and chairs, mid century modern upholstered furniture, Softwood kneehole desk, bookshelves, several single and double Headboards, dressers, large mid century Bassett dresser, five piece bedroom suit, jewelry chest, cedar chest, grandmothers clock, contemporary upholstered furniture, Whirlpool washer and Maytag dryer, like new never installed sauna room, Nice selection of outdoor furniture. Very partial listing many more items to discover

### LENDERS

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