

**PUBLIC AUCTION - VALUABLE REAL ESTATE**  
**TUESDAY, NOVEMBER 15, 2005 – 4 PM**  
**1291 Martin Street, East Earl, PA**

Specifications

County: Lancaster  
Township: East Earl  
School District: ELANCO (Garden Spot)  
Lot (Approx.): .50 acre  
Zoned: Residential  
Land Use: Single Family Dwelling  
House Type: Brick & Vinyl Bi-Level  
Year Built: 1990  
Sq Footage (Approx.): 1724 finished sq ft (1288 sq ft = Upper & 436 sq ft = Lower)

Upper Level

**Kitchen / Dining** (13' x 23'): Linoleum and carpet; Maytag stove; GE refrigerator; Frigidaire Ultra Quiet III dishwasher; garbage disposal; island w/butcher block top; ceiling fan; 2 doors to wrap-around deck; recessed lighting; phone.

**Living Room** (13' x 17"): Carpeted; CATV; bay window to front yard; recessed lighting.

**Master Area** (21' x 11'): **Bed:** Carpeted; CATV; 2 phone jacks; closet w/organizers; ceiling fan; digital thermostat. **Bath:** Carpeted; 4' vanity; toilet, over-sized shower; digital thermostat.

**Bedroom #2** (13' x 14'): Carpeted; CATV; phone jack; closet w/organizers; ceiling fan; digital thermostat; dropdown stairway access to attic.

**Bathroom** (8' x 13'): Linoleum; linen closet; toilet; tub/shower combo; 3' vanity; digital thermostat.

Lower Level

**Family Room** (20' x 16'): Carpeted; door to patio; CATV; phone; Florin #116 wood stove; built-in-bookcase; digital thermostat.

**Bedroom** (8' x 12'): Carpeted; ceiling fan; closet w/organizers.

**Bathroom / Laundry:** Linoleum floor; toilet; shower; vanity; closet for laundry sink, Maytag washer & Whirlpool dryer; digital thermostat.

**Garage:** 2 car; dual electric openers; extra storage.

**Other Information:** Mature landscaping; black top driveway; wrap-around wood deck; public sewer & on-site well; central air; electric baseboard heat; smoke detectors; whole house attic fan and water filter; 12' x 20' storage shed; 2 x 6 outside walls; 2 x 4 interior walls w/16" centered; 2 x 10 floor joists; Insulation: R30-ceiling, R19-outside walls; composite shingles; Anderson windows.

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**Auctioneer: Alan Diffenbach (#2258-L)**  
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