



# CARL OCKER REAL ESTATE AUCTION

## “2-STORY BRICK VICTORIAN IN NORTHEEND”

For the ESTATE of **VICTOR B. HEMLER**

Property Address: **93 ROLAND AVE, Chambersburg, 17201**

Legal: Franklin Co DBP 0439-0331, Parcel 09-C-12P-44; Atty: Tom Finucane w/ Salzmann & Hughes, PC

Auction Date: **February 25, 2010 at 6pm.**

Will be sold at Kenny's Auction, 4401 Philadelphia Ave (rt.11), C-burg, 17201



Sq Ft: **2182** Property Taxes: \$1325 (\$735 w/ exclusion)  
Lot: **0.3 acres (65 ft x 203 ft)**

**Inspection: Sat, Feb. 13th & 20th  
10am-12pm and by appointment**

Many pictures and documents- [COREAUCTIONS.COM](http://COREAUCTIONS.COM)  
or call **Nick - 372.9650**

**TERMS:**

**\$5,000 deposit day of sale,  
Be able to close within 45 days**

**CORE AUCTIONS, LLC PA# AY002045**

Period home built in by the Ebersoles in 1908. Big, original window sills w/ storm windows and doors. Charming add-on office. Mr. Hemler managed the property with an affinity for wood fitting and storage. High ceilings. A nice size lot with covered porches and patios, garden area, big yard, garage + workshop in back along a very quiet alleyway. **Attic:** insulation blown in floors and fiberglass in ceiling. **Appliances:** All electric, and all stay; New electric hot water heater; also conveys: snowblower, lawnmower, windows treatments... what you see is what you get. **Heat:** Hot water furnace-oil, 275 gal tank, Rotz Oil service (autofill), baseboard heaters **Basement:** original unfinished, Painted concrete floor, painted stone

Approximate Dimensions: **Main Level** – custom office- 8' 7" x 11'; left living room- 13' x 17' ; right living rm: 13' x 16'; kitchen: 14'7 x 17'7"; Add-On in rear porch area (ceramic tile, insulated siding ext ): mud room 11'8" x 7', laundry: 9'x5', bathroom: 9'x7' **2<sup>nd</sup> Story:** 3 bed, 1 bath, 1 balcony, wood paneled walls, original pineboard floors, stained wood doors... Bed1: 17'7 x 10'3", Bed2 18' x 13', Bed3 L-shape 9' x 6' + 14' x 8' +balcony 17'5" x 6', bath 5'4" x 9'4"  
**Garage :** 3 door garage- 2 car + converted workshop- Cinderblock, loft/storage above

Other: Guilford water, Boro sewer, approx \$12/mo each (but in **Greene Township**). Allegheny Electric \$40-50 mo

**BROKER PARTICIPATION IS WARMLY WELCOMED**