



# ABSOLUTE

Auction Date: **Thurs, December 10, 6pm**

The following Real Estate **Will Be Sold with NO RESERVE**  
At Kenny's Auction – 4401 Philadelphia Ave (rt 11) Chambersburg  

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960 E. Brandon Dr., Chambersburg, PA, 17201, Franklin Co.



Deed bk/pg: 2285-0288; parcel 06-1F-4-22; Lot 27

For the Estate of **Stephen Sclafani**  
David Wertime, attorney, Greencastle office

Fixer-Upper, 4 bed, 3 bath, **Built 1977, Split-Level brick & vinyl with large rooms, fireplace in basement, new energy star double-paned argon windows, new front door.**

**This is a wonderful opportunity in very quiet, well-kept neighborhood with no through traffic.**

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Square Footage: **\*1176 sq.ft. according to tax card.** \*This is for the main floor only and does not include the finished lower level

**BARE FLOORS** (PARTIAL BOARD ON PLYWOOD)- CARPET IS REMOVED; the interior needs a lot of work- plenty of drywall and painting to be done. One long side (bottom foot of) wall in lower level has been torn up when sleeve installed.

Heat pump, Central A/C, Roof looks good, new tubs, good ceiling fans and charming fixtures

Measurements/ Main Floor: Kitchen: 10'4"x11'- needs to be updated, fridge and dishwasher; Family Room: approx 27'x11'; Full Bath: 6'8"x7'; bed1: 10'7"x13'4"; bed2: 10'2"x11'1"; master: 11'1"x14'3"; master bath: 7'x4' + sink corner

Lower Level: Den: 20'10"x13'4" + great fireplace in all-brick wall; full bath: 11'x7'; bed4: 15'x11'6"; Utility: 11'x11'6" including washer and dryer

All measurements are estimates, and do not account for closets. All appliances mentioned convey. Shed also conveys.

Franklin County tax card- frame dimensions 42'x28' (each level)

**TAXES:** 2009-2010 (current); Face Value (before exemptions): County & Boro= \$946.72; School= \$1179.50; homestead exemption is approx \$600/ yr; total taxes (if primary residence) are **approx \$1550.**

Sale will be held at **Kenny's** at 6pm sharp. No personal property will be sold, and so the sale will not take long... Please arrive and register **before 6pm.**

**TERMS: \$5,000 day of sale, balance due within 45 days**

**OPEN HOUSE: Sundays, Nov. 29 & Dec. 6, 1-3 pm**

**BROKERS WARMLY WELCOME**

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**Or call Daniel at 717-977-8716**

**CORE Auctions, LLC    #AY-002045    Carl E. Ocker, President**