

REAL ESTATE AUCTION

(PERSONAL PROPERTY, TOO)

Friday, September 28, 2007 5:30 PM - 3051 Fishing Creek Valley Road, Harrisburg, PA. REAL ESTATE – WELCOME HOME TO YOUR VERY OWN PRIVATE RESORT. 2.88 acres of partially fenced land in a very private setting. The house has 3 bedrooms, 2 full baths, 2 half baths, living room, dining area, modern kitchen, TV/Media room, game room exercise room, and entrance hall. The exterior includes an in ground pool and pool house, hot tub, patio areas, professional volleyball court, small stream with pond and waterfall, picnic area, separate building used as an office, large storage shed.

The TV/Media room comes complete with a custom made oak media center which includes a Mitsubishi big screen TV, 3 smaller TV's, Denon stereo receiver, SAE amplifier, DVD player, VHS player, CD player, cassette tape player, turntable and surround sound. The living room features a newly refinished oak floor, custom made glass display cabinets, and a wood burning stone fireplace. The completely refurbished kitchen includes corian counters, marble window sill, and stainless steel appliances. Bedroom #2 (first floor, front) has hardwood floors, and also Anderson windows as throughout the house. Bedroom #3 includes a king size bed, dresser and chest of drawers. The carpet in this room is custom designed to accent the furniture. The main bathroom is between the two bedrooms and has a jetted tub with ceramic tile, modern fixtures, custom accessories and a carpeted floor. The game room (or possible 4th bedroom) includes a regulation size pool table and equipment. Off of the game room is a half bath and a small room that could be used as a computer room or could be easily retrofitted for a first floor laundry room.

The master suite is on the second floor. This bedroom has a raised platform sleeping area which includes a custom made king size bed and two night stands. Master bedroom amenities include a wet bar with a small refrigerator, a built-in large screen TV, CD player, DVD player, stereo receiver, surround sound and a gas vent-free fireplace. The master bath is a work in progress. Fixtures include a large soaking tub, separate glass enclosed shower, two marble top vanities and, of course, a water closet. Drywall is in place but needs to be finished, light fixtures and floor covering are needed. There is also a large walk in closet with built-in dressers. Floored eve storage space is also available through the walk-in closet.

The exercise room in the lower level has a tanning bed, a multi-function workout machine, sauna (with phone & surround sound) TV, stereo and 5 disc CD

changer. The basement storage and utility area houses the oil-fired heating & cooling systems, well tank electric panel and washer and dryer hookups. The home is also serviced by an electronic burglar and fire alarm system.

The exterior boasts an in ground pool, pool house, and all pool equipment and supplies. Umbrellas on the pool deck are also included. A hot tub resides near the house on a large terraced patio. A professional volley ball court with a deep sand base, a professional horse shoe pit, and a half court basketball area add to the resort characteristics and sports orientation of this home. There is a small stream along the property with a pond and a waterfall, and a bridge across the stream leads to a stone patio and picnic area with a serving bar and a bar-b-que fireplace. This area is nestled amid the trees and provides a cooling respite on the hottest summer days. Nearby is the largest red maple tree in PA. A small building near the picnic area is used as a getaway den and home office and is complete with heat, electric, 2 telephone lines and cable. A 12 x 16 storage shed is adequate for your lawn care equipment and sporting goods. A tennis court is under construction and needs only paving and painting to complete.

This home is truly a resort, with everything you would expect to find at a first class vacation destination – a peaceful and relaxing atmosphere, fitness and sporting facilities for year-round use, close enough to all amenities yet far enough away to enjoy nature, all on 2.88 acres of beautifully landscaped and private land. Low, low, low reserve price – lower than you would expect for this exceptional property – is subject to the owner's immediate confirmation. \$10,000 deposit required in cash or guaranteed funds.

Personal Property – to be sold after the real estate includes a Talon FX-150 dune buggy w/ racing type safety harness and 2 helmets, a full set of Jack Nicholas golf clubs, bicentennial K2 skis, Toro snow thrower, Mongoose bicycle (new,) TV's, 3 leather recliners – like new, white leather sofa, office desk, chair & equipment, patio furniture, sectional sofa and many other items. 10% buyers premium on personal property items, cash or good PA check.



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