HESS
AUCTION GROUP

Public Auction

Real Estate
Personal Property

3 BEDROOM LITITZ BRICK RANCH STYLE HOME

Thursday, June 4, 2020

Personal Property Online • 6PM ONLINE ONLY Real Estate

115 BRUSEN DR.
LITITZ, PA 17543

This brick 3-bedroom Lititz ranch home is nestled on a quiet, dead end street just off Rt. 501, minutes from down-town Lititz. **The main floor** features a living room, eat-in kitchen, dining area, 3 bedrooms (each with their own closet), including a master bedroom with master bath and built-in vanity area (with closet), additional first floor bathroom, and laundry room with access to the backyard, garage, and basement. **The unfinished basement** offers plenty of potential as extra living space and includes a brick fireplace. **Additional amenities** include attached 2-car garage with attic storage (missing stairs), covered front porch, and maturely shaded backyard with garden shed.

OPEN HOUSES HAVE BEEN CANCELLED.
PLEASE CALL FOR INFORMATION.

Auction for: Kathleen Shirker
Attorney: Young & Young

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: Ranch
Construction: Stick Built Construction
Exterior: All Brick, Masonry
Garage: Attached Oversized 2-Car
Square Footage: approx. 1,576sq. ft.
Lot Size: 0.34 Acres
Year Built: 1970

Heating/Cooling: Radiant Ceiling Heat
Flooring: Slate, Carpet, Linoleum
Water/Sewer: Public
Zoning: Residential
Taxes: $3,993.52
School District: Warwick School District
Township: Warwick Township

Main Floor:

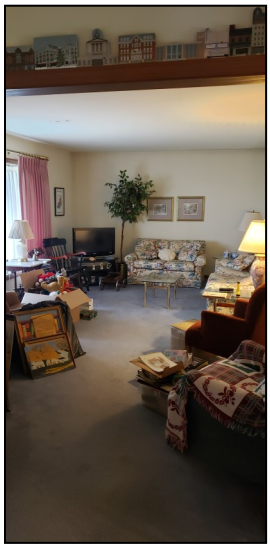
Foyer: 5'11" x 5'2"; Slate, Closet
Living Room: 20'2" x 13'8"; Carpet, Bay Window
Dining Room: 9'2" x 12'8"; Carpet, Open To Kitchen
Eat-In Kitchen: 11'2" x 10'2"; Linoleum, Dishwasher
Laundry Room: 13'2" x 5'; Linoleum
Hallway: 14'4" x 6'10"; Carpet, Closet
Full Bath: 7'2" x 3'8"; Linoleum
Master Bedroom: 10'8" x 15'9"; Carpet, 2 Closets
Master Bathroom Incl. Vanity Area: 10'4" x 9'10"; Closet
Bedroom 2: 11'6" x 10'10"; Carpet, Closet
Bedroom 3: 9'9" x 10'10"; Carpet, Closet
Garage: 24'1" x 20'2"; Concrete

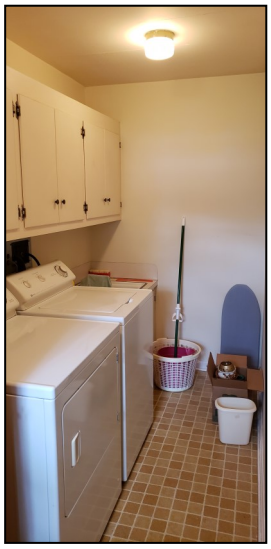
Lower Level:

Basement – split: one side includes fireplace 50'10 x 12'10, other side 50'10 x 12'10; Concrete floors

Exterior:

Covered Front Porch: 27'9" x 6'9"; Wooden Ceiling





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