



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

3 BEDROOM RANCH HOME ON QUIET STREET



**85 CIRCLE DR.
MANHEIM, PA 17545**

Tuesday, August 18 • 6PM

This brick 3 bedroom ranch style home sits along a quiet street with easy access to Rt. 72. The main level features an eat-in kitchen with dining area, living room with fireplace, 3 bedrooms, and sunroom with gas heater. The lower level is unfinished with concrete floors and block walls and is very dry. Additional amenities include an attached 1-car garage with laundry area, semi-covered patio, and mature landscaping.

**By Appointment: Sat. August 8, 10am – 12pm
& Mon. 10 5pm – 6:30pm**
Limit 2 People. Masks Mandatory.

Auction for: Edgar & Barbara Hoffman
Attorney: Young & Young

For information about financing call 717-664-5238

AUCTIONEER'S NOTE:

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: One Story
Exterior: Masonry, Common Brick
Roof: 25 Year Architectural Shingles, Installed Spring 2020
Garage: Attached 1-Car w/ laundry
Square Footage: 1,288sq. ft.
Lot Size: 0.23 Acres
Year Built: 1970
Heating/Cooling: Electric Baseboard

Flooring: Hardwood, Laminate
Water/Sewer: Public
Zoning: Mixed Residential
Taxes: Approx. \$2,000
School District: Manheim Central
Township: Penn Township

First Floor:

Eat-in Kitchen/Dining: 2'8" x 13'6", hardwood floors, bar
Living Room: 13' x 17'6", laminate, fireplace
Bathroom: 10'9'4", double vanity
Bedroom 1: 12' x 12'4", paneling, closet
Bedroom 2: 10'3" x 13', paneling, closet
Bedroom 3: 11'7 x 13', closet
Hallway: 12'1" x 3'1", beadboard chair rail, linen closet, hardwood floors
Sunroom: 12'4" x 16'2", pine flooring, gas heater

Lower Level:

44' x 26'6", unfinished, concrete floors, concrete block walls, no sump pump but very dry

Exterior:

1-Car Garage
Patio: 13'4" x 18'3", pavers, mostly covered, swing

*Industrial Attic Fan Pulls Heat From Attic

All Measurements Are Approximate



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