



HESS
AUCTION GROUP

Public Auction

REAL ESTATE
PERSONAL PROPERTY

WELL-LOCATED 4 BEDROOM MANHEIM TWP. HOME



Thursday, Sept. 3, 2020

Personal Property Online Only • 6PM Real Estate

**2306 BEACON HILL RD.
LANCASTER, PA 17601**

This well-maintained Manheim Township home sits in a nice neighborhood with easy access to Fruitville Pike. **The interior** does need some minor cosmetic updating but has the potential to be the nicest house on the block. **The first floor** features a living room, dining room, kitchen, family room with brick fireplace and access to back patio, and laundry room with half bath. **The second floor** hosts a master bedroom with walk-in closet and en-suite, 3 additional bedrooms, and full bath. **The lower level** is semi-finished. **Additional amenities** include an attached heated, 2-car garage, covered front porch, concrete back patio and well-kept landscaping.

**By Appointment: Sat. Aug. 22, 10am-12pm
& Mon. Aug. 24, 5pm-6:30pm**
Limit 2 People. Masks Mandatory.

Auction for: Estate of Fanny R. Mapes
Attorney: Nancy Hughes

For information about financing call 717-664-5238

AUCTIONEER'S NOTE: SETTLING AN ESTATE

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: 2-Story Colonial
Construction: Frame
Exterior: Brick, Vinyl
Roof: Asphalt
Garage: Attached 2-car Garage, Heated
Square Footage: 2,046sq. ft.
Lot Size: 0.47 Acres
Year Built: 1968

Heating/Cooling: Heat Pump Forced Air, Central Air, Air Disinfectant Equip. (installed 2019)
Flooring: Carpet (Hardwood Underneath), Vinyl
Water/Sewer: Public, Electric Water Heater
Zoning: Residential
Taxes: \$3,653.43
School District: Manheim Township SD
Township: Manheim Township

First Floor

Living Room: 12'11" x 19'10", Bay Window, Chair Rail, Carpet
Dining Room: 11'5" x 11'1", Chair Rail, Carpet
Kitchen: 11'5" x 12'11", Disposal, Dishwasher, Chair Rail, Vinyl
Family Room: 18'11" x 11'10", Patio Door, Fireplace with Brick Surround, Ceiling Fan, Carpet
Laundry/Half Bath: 8'1" x 6'2", Vinyl

Second Floor

Master Bedroom: 11'9" x 16', Walk-in Closet, Carpet
Ensuite Master Bath: 3'11" x 7'3", Shower with Solid Surface Surround, Door, Vinyl
Bedroom 2: 10' x 9'11", Closet, Carpet
Bedroom 3: 7'10" x 9'11", Closet, Carpet
Bedroom 4: 13'6" x 10'5", Closet, Carpet
Bath: 7'3" x 7'3", Tub/Shower Combination with Solid Surface Surround, Vinyl

Lower Level

Semi-finished, Sump Pump
Outdoor Covered concrete Front Porch, Concrete Patio

All Measurements are Approximate



LENDERS

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