



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

PROMINENTLY LOCATED 3 BEDROOM RANCH STYLE HOME



Thurs. September 24, 2020 • 6PM REAL ESTATE
Personal Property Online Only

639 FRUITVILLE PIKE.
MANHEIM, PA 17545

This well-located 3-bedroom ranch style home sits on a nice lot and boasts views of the Lancaster County farmland. **The main level** features a living room, dining room, eat-in kitchen, family room/study, 3 bedrooms, including a master bedroom, and 1 full bath. **The finished lower lever** boasts plenty of storage space with closets and built-ins, as well as a storage room with laundry hook-ups. **Additional amenities** include unfinished attic (used for storage), an attached, oversized 2-car garage, ample parking, storage shed, and large backyard.

AUCTIONEER'S NOTE:

Auction for: Verna Sherick
Attorney: Thomas Goodman of Goodman & Kenneff

Open House: Sat. Sept. 12 10am – 12pm
& Mon. Sept. 14, 5pm – 6:30pm
Limit 2 People. Masks Mandatory.

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: Frame
Exterior: Stone, Vinyl
Roof: Asphalt
Garage: 2-Car, Door opener
Square Footage: 1,774sq. ft. above ground
Lot Size: 0.69 Acres
Year Built: 1957

Heating/Cooling: Fuel Oil Hot Water Baseboard-2 Zones, Central AC
Flooring: Carpet, Hardwood, Vinyl
Water/Sewer: On-Site, Water Conditioning System
Zoning: Mixed Residential
Taxes: \$3,607
School District: Manheim Central SD
Township: Penn Township

First Floor:

Living Room: 23'10" x 14'9", Stone Fireplace with Propane insert, Closet, Walk-up Attic, Hardwood
Kitchen/Eat-in Area: 15'2" x 17'10", Tile Backsplash, Built-in Corner Cabinet, Ceiling Fan, Outdoor Entrance, Vinyl
Family Room/Study: 18'9" x 11'10", Solid Wood Paneling and Ceiling, Exterior Entrance, Carpet
Master Bedroom: 16'5" x 14'3", His/Hers Closets, Toilet and Vanity, Hardwood
Bedroom 2: 11'6" x 12'1", Closet, Hardwood
Bedroom 3: 11'5" x 11'6", Closet, Laundry Hook-up, Hardwood
Bath: 7'4" x 7'6", Tub/Shower Combination with Tile Surround, Tile Wainscoting, Linen, Vinyl

Lower Level:

Finished, 27'5" x 14'3"; 14'1" x 15'5", Built-ins, Closets, Hot Water Baseboard Heat with LP Auxiliary Heater, Epoxy
Storage Room with Laundry Hook-up, Sump Pump

All Measurements are Approximate



LENDERS

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