



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# MANEHIM/LITITZ AREA TWO-STORY HOME



**Thurs. October 8, 2020 • 6PM**  
Personal Property Online Only

**371 W. LEXINGTON RD.  
LITITZ, PA 17543**

This well-located 3-bedroom home is bordered in the rear by open farmland, boasting great views. The interior features a living room, dining room, kitchen, and mudroom/half bath on the first floor. The second floor hosts a full bath and 3 bedrooms. Additional amenities include an attached oversized garage, detached shop and collapsed barn (that could be rebuilt providing potential garage or storage space). This home is in need of minor cosmetic updating, but provides an excellent opportunity for potential buyers.

**AUCTIONEER'S NOTE:**

**Open Houses: Sat. Sept. 26, 10am – 12pm  
& Mon. Sept. 28, 5pm – 6:30pm**  
Limit 2 People. Masks Mandatory.

Auction for: Kenneth F. Shearer  
Attorney: Blakinger Thomas

\*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:** 2-Story  
**Construction:** Frame  
**Exterior:** Vinyl, Aluminum Siding  
**Roof:** Asphalt  
**Garage:** Attached Oversized 1-Car  
**Square Footage:** 1,536sq. ft. (915sq. ft.?)  
**Lot Size:** 0.26 acres  
**Year Built:** 1895

**Heating/Cooling:** Fuel Oil Hot Water Baseboard w/ Domestic Hot Water  
**Flooring:** Carpet, Vinyl  
**Water/Sewer:** On-Site  
**Zoning:** Agricultural  
**Taxes:** \$2,593.84  
**School District:** Manheim Central SD  
**Township:** Penn Township

## **First Floor**

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**Living Room:** 12'5" x 22'8", Brick Hearth with Wood Stove, Closet, Carpet

**Dining Room:** 12' x 14'9", Carpet

**Kitchen/Eat-in Area:** 8'5" x 17'4", Vinyl

**Mudroom:** 5'3" x 13', Outdoor Entrance, Carpet

**Laundry/Bath:** 5'11" x 10'10", Shower, Vinyl

## **Second Floor**

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**Bedroom 1:** 10'3" x 11'11", Carpet

**Bedroom 2:** 10'4" x 12'8", Carpet

**Bedroom 3:** 9'6" x 12'3", Closet Carpet

**Bath:** 8'7" x 12'3", Tub/Shower Combination, Tile Wainscoting, Storage Room/Closet. Carpet

## **Lower Level**

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Unfinished, Bilco Entrance

## **Exterior**

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Covered Front Porch

\*All Measurements are Approximate\*



## **LENDERS**

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