



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# WELL-LOCATED 3-BEDROOM LITITZ TOWNHOUSE



**Thurs. December 17, 2020 • 5PM**

**15 SANDSTONE CT.  
LITITZ, PA 17543**

**T**his well-located 3-bedroom townhouse sits just off of Rt. 772, minutes from Downtown Lititz. The main floor of the home boasts a living room with access to screened in deck, dining room, kitchen, full bath and first floor master. The second-floor features 2 bedrooms, a full bath, and an open loft area. Additional amenities include an attached 2 car garage, first floor laundry, and plenty of storage space throughout the home.

**AUCTIONEER'S NOTE:**

**Open Houses: Sat. Dec. 5, 10am – 12pm  
& Sat. Dec. 12, 10am – 12pm  
Or Call For An Appointment**

Auction for: Melvin Meck Est.  
Attorney: Scott Mitchell of Saxton & Stump

\*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:** Townhouse—End Unit  
**Construction:** Frame  
**Exterior:** Vinyl, Stone  
**Roof:** Asphalt  
**Garage:** Attached 2-car  
**Square Footage:** 1,344sq. ft.  
**Lot Size:** 0.1 acres  
**Year Built:** 2001

**Heating/Cooling:** Natural Gas Forced Air/Central  
**Flooring:** Hardwood, Carpet, Vinyl  
**Water/Sewer:** Public, Natural Gas Hot Water Heater  
**Zoning:** Residential  
**Taxes:** \$3,394  
**School District:** Warwick SD  
**Township:** Warwick Township

### **First Floor:**

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**Living Room:** 12'9" x 15'8", Patio Door to Screened Porch, Hardwood  
**Dining Room:** 9'4" x 9'10", Hardwood  
**Kitchen:** 11'1" x 7'3", Microwave, Dishwasher, Disposal, Hall Pantry, Hardwood  
**Bedroom 1:** 11'10" x 10', Closet, Ceiling Fan, Carpet  
**Bathroom:** 4'11" x 8'10", Shower, LInen, Vinyl  
**Laundry Closet:** Stacking Appliances, Laundry Tub

### **Second Floor:**

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**Bedroom 2:** 9'3" x 9'10", Ceiling Fan, Closet, Carpet  
**Bedroom 3:** 10'10" x 14'5", Ceiling Fan, Closet, Carpet  
**Bath:** 5'10" x 10'9", Double Bowl Vanity, Tub/Shower Combination, Vinyl  
**Loft:** 10' x 10', Ceiling Fan, Dormer, Carpet

### **Lower Level:**

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Unfinished, Bilco Entrance

### **Exterior:**

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**Covered Screened Porch:** 14' x 12', Ceiling Fan

**\*All Measurements are Approximate\***



### **LENDERS**

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