



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE

## WELL-LOCATED 3 BEDROOM BRICK DUPLEX



Thurs. September 30, 2021 • 6PM

812 RACE AVE.  
LANCASTER, PA 17603

**T**his first floor of the home features a living room with wood burning fireplace and hardwood floors, a dining room with crown molding, kitchen with built-in cabinet, breakfast nook, and mudroom with rear entrance. **The second floor** hosts 3 bedrooms and a full bath; one bedroom offers access to a balcony. The third floor is finished, with hardwood floors, and could be used for a playroom, home office, etc. **The lower level** is unfinished and offers a laundry hookup, sink, and bilco entrance. **Additional amenities** include alley access in the back of the property and close proximity to local restaurants, shopping, and Franklin & Marshall College.

**AUCTIONEER'S NOTE:**

Open Houses: Sat. Sept. 18, 10am – 12pm  
& Mon. Sept. 20, 5pm – 6:30pm  
Or Call For An Appointment

Auction for: Charles B. Diller Est.  
Attorney: Randy Moyer

\*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:** 2.5 Story Duplex

**Construction:** Frame

**Exterior:** Brick

**Roof:** Slate

**Square Footage:** 1,676sq. ft.

**Lot Size:** 0.09 acres

**Year Built:** 1930

**Heating/Cooling:** Fuel Oil Hot Water Radiators

**Flooring:** Hardwood, VCT, Carpet

**Water/Sewer:** Public

**Electric:** 100amp

**Taxes:** \$5,741.81

**Zoning:** Residential—Semi-Detached

**School District:** School District of Lancaster

**Township:** City of Lancaster

## First Floor

**Living Room:** 14'5" x 21'9", Corner Wood Burning Fireplace with Brick Surround, Hardwood

**Dining Room:** 14'2" x 12', Crown Molding, Closet, Hardwood

**Kitchen:** 9'3" x 14', Dishwasher, Built in Cabinet, Carpet

**Breakfast Nook:** 6' x 6', Carpet

**Mudroom:** 4'11" x 5', Rear Entrance, Vinyl

## Second Floor

**Bedroom 1:** 14'9 x 13', Ceiling Fan, Closet, Exterior Door to Balcony, Hardwood

**Bedroom 2:** 12'5" x 13'2", Closet, VCT

**Bedroom 3:** 8'11" x 9'1", VCT

**Bath:** 6'6" x 7'11", Tub/Shower Combination, Tile Surround, Carpet

## Third Floor

**Finished Area** 21'10" x 20'6", Hardwood

## Lower Level

**Unfinished, Laundry Hookup, Sink, Bilco Entrance**

## Exterior

**Balcony, Alley Access**

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



## LENDERS

**Chris Karshin**  
Fulton Bank  
717-682-0693  
CKarshin@fultonmortgag  
ecompany.com

**Dwight Rohrer**  
Bank of Bird-In-Hand  
717-572-1492  
drohrer@bihbank.com

**Megan Livengood**  
Bank of Bird-In-Hand  
717-929-2208  
mliven-  
good@bihbank.com

**Marvin Charles**  
MidAtlantic Farm Credit  
717-368-7387  
mcharles@mafc.com

**Dale Hershey**  
Univest  
717-519-7077  
hersheyd@univest.net

**Jason R. Landis**  
First Citizens Community  
Bank  
717-575-7435  
jrandis@myfccb.com

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.