



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

4 BEDROOM FARMHOUSE W/ DETACHED BRICK GARAGE



Wed. July 21, 2021 • 6PM

15 N. KINZER RD.
KINZERS, PA 17535

This 4-bedroom farmhouse is nestled in a small town, just off of Route 30. The **first floor of the home** features a living room, dining room, eat-in kitchen, full bath, and laundry/mudroom, once a summer kitchen, with exterior access. **The second-floor** hosts 4 bedrooms, and a full bath, with one bedroom featuring a staircase to first floor and attic. **Additional amenities** include a detached brick, 2-car garage and farmland views.



AUCTIONEER'S NOTE:

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

Auction for: Ruth Bair Est.
Attorney: Jeff Goss

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.



Type: 2-Story
Construction: Frame
Exterior: Brick, Vinyl
Roof: Slate, Asphalt
Garage: Detached 2 car w/ 2nd-Floor Storage
Square Footage: 1,215sq. ft.
Lot Size: 0.32 acres
Year Built: 1910

Heating/Cooling: Fuel Oil Hot Water Radiators
Flooring: Hardwood, Carpet, Vinyl
Water/Sewer: Public, Natural Gas Hot Water Heater
Electric: 100amp
Zoning: Residential
Taxes: \$4,300 approx.
School District: Pequea Valley SD
Township: Paradise Twp.

First Floor

Living Room: 12'1" x 15'4", Original Molding, Ceiling Fan, Hardwood
Dining Room: 11'8" x 22'6", Carpet over Hardwood
Eat-in Kitchen: 18'3" x 13'1", Dishwasher, Pantry, Vinyl
Laundry/Mudroom: 8'1" x 14'11", Exterior Entrance, Laundry Tub, Vinyl
Bath: 6'2" x 5'7", Shower, Vinyl

Second Floor

Bedroom 1: 12'3" x 10'4", Ceiling Fan, Stairs to First Floor and Attic, Closet, Carpet
Bedroom 2: 20'7" x 10'6", ", Ceiling Fan, Closet, Carpet
Bedroom 3: 13'4" x 12'2", Closet, Carpet
Bedroom 4: 10'6" x 8'5", Closet, Carpet
Bath: 11'1" x 7'5", Cast Iron Tub, Beadboard Wainscoting, Closet, Carpet

Lower Level

Unfinished

Exterior

Covered Front and Side Porches

All Measurements are Approximate



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