



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

4 BEDROOM HEMPFIELD HOME



Thurs. October 21, 2021 • 6PM

**2915 MARIETTA AVE.
LANCASTER, PA 17601**

This 4-bedroom, brick, Hempfield home is nestled on a large lot with easy access to Route 30. The main floor of the home features a foyer with coat closet, kitchen, dining room, living room with fireplace, 3 bedrooms and a full bath. The partially finished daylight basement hosts in-law quarters, which includes a bedroom, full bath, kitchenette, along with laundry and utility room. Additional amenities include an attached 1-car garage, paver patio, and new roof.

AUCTIONEER'S NOTE: SETTLING AN ESTATE

**Open Houses: Sat. Oct. 9, 10am – 12pm
& Mon. Oct. 11, 5pm – 6:30pm**
Or Call For An Appointment

Auction for: Shirley Connor Estate
Attorney: Scott Albert

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: Brick, Wood
Roof: NEW Asphalt
Garage: Attached 1-Car Garage w/ Door Opener
Square Footage: 1,410sq. ft.
Lot Size: 0.30 acres
Year Built: 1966

Heating/Cooling: Gas Hot Water, Window Air Units
Flooring: Hardwood, Carpet, Vinyl
Water/Sewer: Public, Natural Gas Hot Water Heater
Electric: 200amp
Zoning: Low Density Residential
Taxes: \$3,404.43
School District: Hempfield SD
Township: East Hempfield Township

First Floor

Living Room: 18'3" x 13', Wood Fireplace with Brick Surround, Step Down, Carpet

Dining Room: 9'4" x 9'10", Hardwood

Kitchen/Eat-in Area: 13'7" x 18'6", Microwave, Gas Stove, Chair Rail, Vinyl/Carpet

Bedroom 1: 13'7" x 10'6", Closet, Ceiling Fan, Hardwood

Bedroom 2: 11'7" x 12'1", Closet, Ceiling Fan, Hardwood

Bedroom 3: 11'9" x 14'8", Closet, Door to Bathroom, Ceiling Fan, Hardwood

Bathroom: 8'5" x 6'11", Tub/Shower Combination, Vinyl

Lower Level

Finished In-laws Quarters with Full Daylight Entrance
Laundry Hook-up

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.