



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# ATTRACTIVE LITITZ RANCH STYLE HOME



**Thurs. November 11, 2021 • 5PM**

**534 EAST NEW ST.  
LITITZ, PA 17543**

**T**his attractive, Lititz ranch style home is well-located with easy access to Rt. 772, 501 and Downtown Lititz. **The main floor of the home** features a living room, eat-in kitchen, sunroom with two sets of double doors leading to the yard, 2 bedrooms and full bath. **Additional details** include an attached 1-car garage with laundry, storage space, heat and air-conditioning, newer roof/spouting (less than a year old), newer sewer line (house to street) and newer concrete walkway from driveway to front door.

**AUCTIONEER'S NOTE: SETTLING AN ESTATE**

Auction for: Joanne Marie Conrad Estate  
Attorney: Scott A. Mitchell, Esquire

**Open Houses: Sat. Oct. 30, 10am – 12pm  
& Mon. Nov. 1, 5pm – 6:30pm  
Or Call For An Appointment**

\*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:** Metal Siding  
**Roof:** Composition Shingle  
**Garage:** Attached 1-Car  
**Square Footage:** 1,085sq. ft.  
**Lot Size:** 0.32 acres  
**Year Built:** 1975

**Heating/Cooling:** Electric Heat, Central Air  
**Flooring:** carpet  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** approx. \$3,000  
**School District:** Warwick SD  
**Township:** Lititz Borough

### Main Level:

**Eat in Kitchen:** 17'5 x 10'8, carpet  
**Living Room:** 21'7 x 13'2, carpet, coat closet  
**Bedroom 1:** 10'8 x 13'8, carpet, closet  
**Bedroom 2:** 13'5 x 12'9, carpet, closet  
**Bathroom:** 9'9" x 4'7", carpet  
**Sunroom:** 18'9 x 10'3, outdoor carpet, ceiling fan, 2 sets of double doors with access to yard  
**1 Car Garage:** w/ washer and dryer, 22'4 x 15'2, double storage closets

### Exterior:

**2 Storage Sheds**

**All Measurements are Approximate**



### LENDERS

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