



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

CONVENIENTLY LOCATED FULLY RENOVATED FARMHOUSE



Sat. November 20, 2021 • 1PM

**1 WARWICK RD.
LITITZ, PA 17543**

This fully renovated farmhouse is conveniently located, with easy access to Lititz and Routes 501, 272 and 222. **The first floor of the home** features an eat-in kitchen, dining room, living room, full bathroom and laundry/mudroom. **The second-floor** hosts 3 bedrooms with a potential 4th bedroom or office with private powder room. **Additional amenities** include a full attic and basement, perfect for storage; the attached, 2-car garage, covered front porch, and interior architectural details such as exposed brick and original molding.

AUCTIONEER'S NOTE:

**Open Houses: Sat. Nov. 6, 10am – 12pm
& Mon. Nov. 8, 4:30pm – 6pm
Or Call For An Appointment**

Auction for: Dominion Renovations LLC
Attorney: John Gibbel

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
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Type: Colonial
Construction: Masonry
Exterior: Brick
Roof: Composition Shingle
Garage: Attached 2-Car Garage
Square Footage: 1,792sq. ft.
Lot Size: 0.63 acres
Year Built: 1860

Heating/Cooling: Fuel Oil Forced Air
Flooring: luxury vinyl plank, carpet, tile
Water/Sewer: On-Site
Zoning: Conservation
Taxes: \$4,201.60
School District: Warwick SD
Township: Warwick Township

INTERIOR DETAILS

Eat in Kitchen: 13'1 x 25'6, LVP, Ashwood countertops, exposed brick, access to front porch

Dining Room: 12'3 x 12'1, LVP

Living Room: 16'x 13'4, carpet, closet, access to front porch

Laundry/Mudroom: 11'1 x 13'1, Luxury Vinyl Plank (LVP)

Full Bathroom: 5'7 x 5'8, LVP, exposed brick

Bedroom/office w/ powder room: 12'4 x 10'4, carpet, closet; (powder room) 4'7 x 3'4 LVP

Bedroom 1: 15'5 x 12'8, carpet, closet

Bedroom 2: 14'4 x 12'7, carpet, closet

Bedroom 3: 13'4 x 9'4, carpet, closet, access to attic



LENDERS

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