HESS AUCTION GROUP Public Auction Real ESTATE WELL-LOCATED WILLOW STREET CAPE COD HOME



Thurs. September 16, 2021 • 6PM

4 VILLAGE SQ. WILLOW STREET, PA 17584

This well-located Willow Street home sits on a nice lot in a quiet neighborhood with easy access to Route 272, 741 and 222. The first floor features a living room with brick surround, wood burning fireplace, eat-in kitchen with patio door to back deck, 2 bedrooms, a full bath and laundry. The second floor is unfinished but could be transformed into additional living space. The unfinished lower level hosts the mechanicals. Additional amenities include an attached 1-car garage with additional storage space, nice landscaping, and maturely shaded backyard.

AUCTIONEER'S NOTE:

Open Houses: Sat. Sept. 4, 10am – 12pm & Tues. Sept. 7, 5pm – 6:30pm Or Call For An Appointment

Auction for: Marian M. Graybill Attorney: Frank A. Nardo, Esquire

For information about financing call 717-664-5238

Real Estate Terms & Conditions: \$10,000 down day of sale. Balance due at settlement on or before 60 days. Written Conditions of Sale and Announcements made on day of sale take precedence over advertised infor-



Type: Cape Cod Construction: Frame Exterior: Vinyl Siding Roof: Asphalt Garage: Attached 1-Car, Storage & Exterior Door Square Footage: 956+/- sq. ft. Lot Size: 0.22+/- acres Year Built: 1985 Heating/Cooling: Electric Heat Pump Forced Air, Central Flooring: Carpet, Vinyl Water/Sewer: Public Water & Sewer (Water Softener, Unused For Some Time) Electric: 200amp Zoning: Medium Density Residential Taxes: \$3,583.86 School District: Lampeter-Strasburg Township: West Lampeter Township

First Floor

Living Room: 13'3" x 14'10", Wood Burning Fireplace with Brick Surround, Carpet Kitchen/Eat-in: 11'1" x 15'11", Dishwasher, Patio Door to Deck, Chair Rail, Vinyl Laundry: 7'8" x 5', Closet, Vinyl Bedroom 1: 13'3" x 11'10", Closet, Carpet Bedroom 2: 11'1" x 8'10", Closet, Carpet Bathroom: 7'9" x 4'11", Tub/Shower, Vinyl

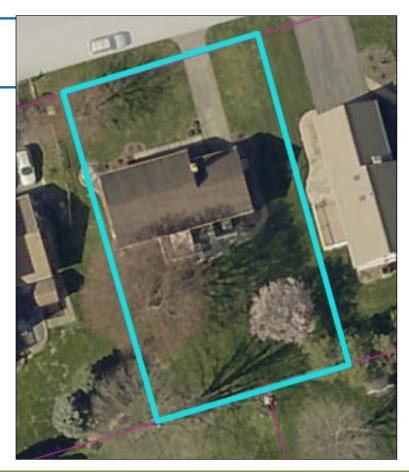
Second Floor

Unfinished - Potential Living Space

Lower Level

Unfinished, Sump Pump

All Measurements are Approximate



LENDERS

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