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AUCTION GROUP

# Public Auction

REAL ESTATE  
PERSONAL PROPERTY

## EXTREMELY WELL-MAINTAINED 1.79 ACRE LITITZ PROPERTY W/ 30X60 BUILDING



**Saturday, June 12**

**1PM Real Estate**

**Personal Property Online Only**

**744 W. NEWPORT RD.**

**LITITZ, PA 17543**

**T**his Lititz/Manheim area property has been extremely well-maintained and sits on a beautiful 1.79 acre lot, boasting a 30x60 garage/shop. **The interior of the home** features a tiled entry-way with open staircase, formal dining room, living room, spacious eat-in kitchen with dual wall-ovens, family room with brick fireplace and access to the stamped concrete patio, half-bath and laundry room on the first floor. **The second floor** hosts a master bedroom with en-suite, 3 additional bedrooms and a full bath. **The finished lower level** offers extra living space with stone fireplace, storage, and exterior access. **Additional amenities** include a large, covered front porch, attached 2-car garage, the 30x60 garage/shop w/ (3) 12' overhead doors, tennis court, and Lancaster farmland views.

**SHOWN BY APPOINTMENT**

Auction for: Mike & Bev Hosler  
Attorney: J.D. Young

**AUCTIONER'S NOTE:**

\*For information about financing call 717-664-5238\*

**Real Estate Terms & Conditions:** 10% down day of sale. Balance due at settlement on or before the end of August 2021. 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:** 2-Story Colonial  
**Construction:** Frame  
**Exterior:** Stone  
**Roof:** Asphalt  
**Garage:** Attached 2-Car Garage, Door Opener, Attic Access  
**Square Footage:** 2,584sq. ft.  
**Lot Size:** 1.79 Acres  
**Year Built:** 1968  
**Heating/Cooling:** 4-Zoned Oil Hot Water Baseboard w/

Central Air  
**Flooring:** Tile, Carpet, Hardwood  
**Water/Sewer:** Private, Domestic Hot Water w/ Storage Tank  
**Electric:** 200amp  
**Zoning:** Village—Residential  
**Taxes:** \$6,004 (yearly)  
**School District:** Manheim Central SD  
**Township:** Penn Township

## First Floor

**Foyer:** Stairs, Closet, Tile

**Living Room:** 19'4" x 13'1", Bow Window, Crown Molding, Carpet

**Dining Room:** 21'2" x 11'1", French Doors, Chair Rail, Crown Molding, Exterior Door, Hardwood

**Kitchen/Eat-in Area:** 13'2" x 23'11", Microwave, Dishwasher, Disposal, Cooktop with Brick Surround, Double Wall Ovens, Solid Surface Counters, Tile Backsplash, Island with Granite Counter, Crown, Closet, Tile

**Family Room:** 19' x 14'8", Beadboard Wainscoting, Chair Rail, Beam Accented Ceiling, Wood Burning Fireplace with Brick Surround and Raised Hearth, Exterior Access to Patio, Hardwood

**Laundry:** 6'4" x 6'5", Laundry Tub, Exterior Entrance, Tile

**Half Bath:** 6'5" x 5'5", Linen, Tile

## Second Floor

**Master Bedroom:** 14'3" x 14', His/Hers Closets, Ceiling Fan, Carpet

**Ensuite Master Bath:** 8'1" x 4'10", Tile Shower with Glass Door,

Tile

**Bedroom 2:** 11'10" x 11'7", Ceiling Fan, Closet, Hardwood

**Bedroom 3:** 11'10" x 11'8", Ceiling Fan, Closet, Hardwood

**Bedroom 4:** 14'2" x 10'1", Closet, Hardwood

**Bath:** 11'1" x 5'1", Tub/Shower Combination with Tile Surround, Linen, Tile

## Lower Level

**Family Room:** 18'1 x 27'11, Wood Burning Stone Fireplace and Hearth, Exterior Door, Carpet

**Recreation Room:** 27'10" x 12'8", 14'1" x 19'7", Closet, Carpet

**Storage Room**

## Exterior

**25' x 25' Stamped Concrete Patio**

**30' x 60' Shop with 3-12" Overhead Doors**

**Tennis Court**

**\*All Measurements are Approximate\***



## LENDERS

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