



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

3 BEDROOM MANHEIM RANCH HOME WITH FARMLAND VIEWS



Thurs. October 14, 2021 • 6PM

**2618 MOUNT JOY RD.
MANHEIM, PA 17545**

This 3-bedroom Manheim ranch home sits on a large lot, surrounded by views of Lancaster farmland. The **main floor** of the home features a living room with picture window, dining room, eat-in kitchen, 3 bedrooms, full bath with double vanity and large linen closet, half bath, and laundry/breezeway which offers access to the attached garage. **The lower level** hosts a finished family room with fireplace, finished kitchen and dining area, and cold cellar. **Additional amenities** include an attached 2-car garage, detached storage shed, and easy access to Route 283.



AUCTIONEER'S NOTE: SELLER IS RELOCATING

**Open Houses: Sat. Oct. 2, 10am – 12pm
& Mon. Oct. 4, 5pm – 6:30pm
Or Call For An Appointment**

**Auction for: Barbara Huber
Attorney: Elvin Kraybill**

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, Masonry
Exterior: Brick
Roof: Asphalt Shingles
Garage: Attached 2-Car Garage w/ Door Opener
Square Footage: 1,802sq. ft.
Lot Size: 0.71 acres
Year Built: 1961

Heating/Cooling: Electric Baseboard, Propane Fireplace Insert / Central Air
Flooring: Hardwood, Carpet, Vinyl
Water/Sewer: On-Site, UV Light, Softener
Electric: 200 Amp w/ Generator Hook Up
Zoning: Agricultural
Taxes: \$4,234.11
School District: Manheim Central SD
Township: Rapho Township

MAIN FLOOR

Living Room: 15' x 15', Hardwood, Picture Window, Exterior Door
Dining Room: 14' x 15', Hardwood, Picture Window, Chair Rail, Crown Molding
Eat In Kitchen: 19'-9" x 12', Vinyl Flooring, Cherry Cabinets, Dishwasher, Cooktop, Wall Oven, Tile Backsplash, Exterior Door, Ceiling Fan
Bedroom 1: 12'-6" x 14', Carpet Over Hardwood, 2 Dbl. Closets, 1/2 Bath Attached
Bedroom 2: 12'-6" x 10', Carpet Over Hardwood, Dbl Closet
Bedroom 3: 11' x 14', Carpet Over Hardwood, Dbl Closet
Bathroom: 10' x 4'-10", Vinyl, Tub/Shower Combination, Dbl. Bowl Vanity
1/2 Bath: Vinyl, Shower w/ Glass Door, Toilet, Doors to Bedroom 1 and Breezeway/Laundry
Breezeway/Laundry: 17'-4" x 8'-4", Vinyl, Sink, 2 Exterior Doors, Between House and Garage
Garage: 22'-9" x 24'-9", 16' Overhead Door and Exterior Door

LOWER LEVEL

Finished Family Room: 49'-4" x 14'-10", Carpet, Brick Fireplace w/ Propane Insert
Finished Kitchen & Dining: 39' x 14'-10", Vinyl, Full Kitchen, Ceiling Fan, Bilco Entrance
Cold Cellar: 10'-2" x 14'-10", Concrete Floor, Masonry Walls, Elec. Panel, Elec. Water Heater, Water Softener

EXTERIOR

Storage Shed: 12' x 16'



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