



**HESS**  
AUCTION GROUP

**Public Auction**  
**REAL ESTATE**

# WELL-LOCATED 3 BEDROOM TOWNHOUSE



**Tues. October 19, 2021 • 6PM**

**1749 BETZ FARM DR.  
LANCASTER, PA 17603**

**T**his 3-bedroom, end unit townhouse is nestled in a great neighborhood and offers easy access to main roads. The **first floor of the home** features an eat-in kitchen, dining room, living room, and powder room. The **second floor** boasts 3 bedrooms and a full bath, with one bedroom having access to the full bath. The **basement** is unfinished and hosts the laundry and mechanicals. **Additional amenities** include an attached, 1-car garage.

**AUCTIONEER'S NOTE:**

**Open Houses: Sat. Oct. 9, 10am – 12pm  
& Mon. Oct. 11, 5pm – 6:30pm  
Or Call For An Appointment**

Auction for: Deborah A. Pipkin Estate  
Attorney: Blakinger Thomas

\*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:** End-Unit Townhouse  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Shingle  
**Garage:** Attached 1-Car, Door Opener  
**Square Footage:** 1,356sq. ft.  
**Lot Size:** 0.10 acres  
**Year Built:** 1992

**Heating/Cooling:** Electric Heat Pump Forced Air/Central  
**Water/Sewer:** Public, Electric Water Heater, Water Conditioning System  
**Electric:** 200amp  
**Zoning:** Residential  
**Taxes:** \$3,159 (2019)  
**School District:** McCaskey SD  
**Township:** Lancaster Township

## **First Floor**

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**Entry:** Stairs, Garage Entrance, Hardwood  
**Living Room:** 12'10" x 12'7", Carpet  
**Dining Room:** 12'10" x 10'8", Patio Door, Carpet  
**Kitchen:** 12'1" x 12'10", Microwave, Dishwasher, Disposal, Hall Pantry, Patio Door, Vinyl  
**Half Bath:** 3' x 6'9", Hardwood

## **Second Floor**

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**Bedroom 1:** 16'6" x 11'6", Vaulted Ceiling, Ceiling Fan, Walk-in Closet, Private Bath Access  
**Bedroom 2:** 11'3" x 10'5", Closet, Carpet  
**Bedroom 3:** 12' x 8'3", Closet, Carpet  
**Bath:** 11'6" x 6'3", Tub/Shower Combination, Linen, Skylight, Vinyl

## **Lower Level**

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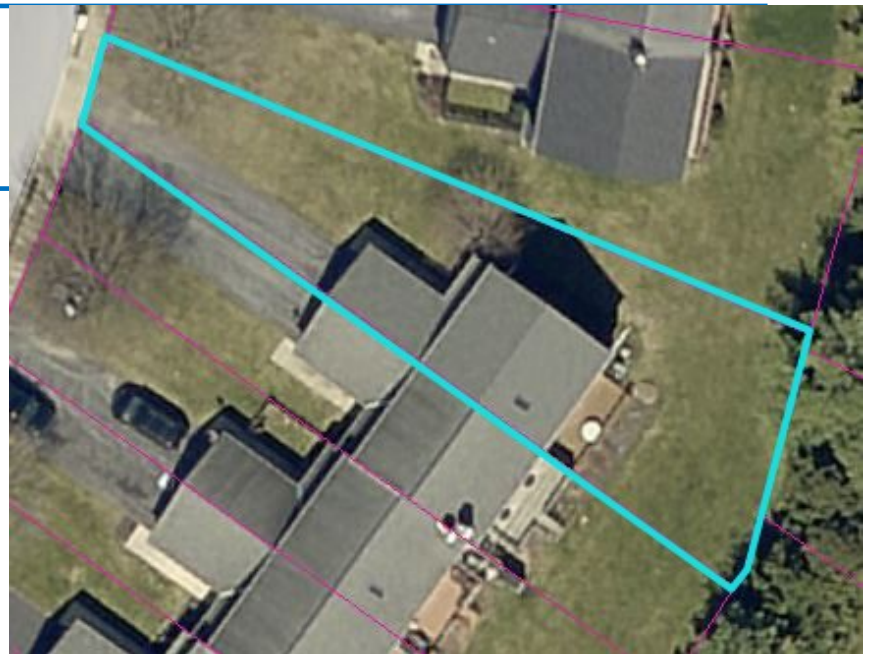
22'9" x 25, Partially Finished, Laundry Hook-up, Laundry Tub, Sump Pump, Carpet

## **Exterior**

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Covered Front Porch, Rear Wood Deck

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



## **LENDERS**

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