



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

4.9 ACRE COUNTRY FARMETTE WITH UNIQUE 5 BEDROOM HOME



Thurs. July 29, 2021 • 6PM

**7027 ELIZABETHTOWN RD.
MANHEIM, PA 17545**

This 4.9-acre countryside farmette boasts a unique renovated 5-bedroom barn/farmhouse with attached 2-bedroom in-law quarters. **The main home** features a kitchen with center island, open dining/living room with access to the in-law quarters, a family room with stone accent wall, full bath, laundry room, storage room, and sunroom all on the first floor. **The second-floor** hosts 4 bedrooms, each with their own walk-in closet, full bath with double vanity, sewing room, and foyer with exterior access. **The third level** is a loft style bedroom with attic access and overhead storage. **The basement** is unfinished. **The in-law quarters** include a large living room with hardwood floors, full sized kitchen with tiled floors, 2 bedrooms, a full bath and powder room. Outside the in-law quarters is a stone patio. **Additional amenities** include a barn with new roof (2019), electric & water connection, a small goat pen and country-side views.

Auction for: Patricia Potter
Attorney: Young & Young

**Open Houses: Sat. July 17, 10am – 12pm
& Mon. July 19, 5pm – 6:30pm**
Or Call For An Appointment

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: 2-Story Farmhouse
Construction: Frame
Exterior: Vinyl Siding
Square Footage: 4,008sq.ft. total
Lot Size: 4.90 acres
Year Built: 1900

Heating/Cooling: 1st Floor: Baseboard Supplement Heat & Window Units. 2nd Floor: Central Air & Heat

Flooring: Tile, Hardwood, Carpet
Water/Sewer: Well / Septic
Zoning: Agricultural
Taxes: \$5,820.67
School District: Manheim Central SD
Township: Rapho Township

First Floor:

Kitchen: 16' 5" x 10' 9", tile floors, large center island w/ prep sink & granite counter top

Dining Room/Living Room: 19'4" x 10'6", includes entrance to in-law quarters

Family Room: 21'1" x 17'7", stone wall, stove, carpet

Bathroom: 7'5" x 8'5", tile floor, shower

Laundry Room: 9'7" x 6'4" tile floor, closet

Storage Room: 12'7" x 31'6"

Sunroom: 11'3" x 13'5"

Second Floor:

Bedroom 1: 10'4" x 14'5" walk-in closet, carpet

Bedroom 2: walk-in closet, carpet

Bedroom 3: 9'6" x 16'8" walk-in closet, carpet

Bedroom 4: 9'4" x 17' walk-in closet, carpet

Bathroom: 7'8" x 6'3", tile, double vanity

Sewing Room: 9'5" x 10'6"

Foyer: 13'5" x 6'8", hardwood

Third Level:

Bedroom 5: 25'5" x 10'9" loft style, w/ attic space & overhead storage, carpet

Lower Level:

Unfinished basement, dirt floors

In-Law Quarters/Apartment:

Large Living Room: hardwood floors

Full-Sized Kitchen: tile floors

Powder Room

2 Bedrooms

1 Full Bath



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