



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# 4 BEDROOM MANHEIM HOME ON LARGE CORNER LOT WITH VIEW



**Wed. April 7, 2021 • 6PM**

**3283 PLEASANT VIEW DR.  
MANHEIM, PA 17545**

**T**his 4-bedroom Manheim home is nestled on a large corner lot in a quiet community and offers great views of Lancaster farmland. **The interior of the home** features a living room, kitchen, dining room, 4 bedrooms and 2.5 baths. **Additional amenities** include newly waterproofed basement, attic space above 1 bedroom and full attic above the attached 2-car garage, new asphalt roof, new windows and screens, hardwood floors, and large shed for storage. **This home is the perfect opportunity for a young and expanding family.**

**AUCTIONEER'S NOTE:**

Auction for: John B. Pyle Estate  
Attorney: Randall Miller

**Open Houses: Sat. April 3, 10am – 12pm**  
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:** Two Story Colonial  
**Construction:** Frame  
**Exterior:** Brick, Vinyl  
**Roof:** Composition Shingle  
**Garage:** Attached 2-Car Garage  
**Square Footage:** 2,096sq. ft.  
**Lot Size:** 0.60 acres  
**Year Built:** 1971

**Heating/Cooling:** Electric Baseboard  
**Flooring:** Carpet, Hardwood, Vinyl  
**Water/Sewer:** On-Site Water & Sewer  
**Electric:** 200 AMP  
**Zoning:** Agricultural  
**Taxes:** \$4,382.82  
**School District:** Manheim Central SD  
**Township:** Rapho Township

## **First Floor**

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**Living Room:** 23'10" x 13'1", Bow Window, Hardwood  
**Dining Room:** 10'10" x 11'9", Hardwood  
**Kitchen:** 11'7" x 10'1", Dishwasher, Pantry, Vinyl  
**Family Room:** 11'5" x 12'4", Wood Burning Fireplace with Brick Surround, Patio Doors, Carpet  
**Mudroom/Powder Room:** 6'10" x 7'1", Rear Entry, Vinyl

## **Second Floor**

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**Master Bedroom:** 14'2" x 14'2", Closet, Hardwood  
**Ensuite Bath:** 5'11" x 8'2", Tile Shower, Carpet  
**Bedroom 2:** 11'5" x 13'5", Closet, Hardwood  
**Bedroom 3:** 11'6" x 12'10", Closet, Hardwood  
**Bedroom 4:** 8'11" x 11'3", Closet, Hardwood  
**Bath:** 6'11" x 9'3", Tub/Shower Combination with Tile Surround, Linen, Double Bowl Vanity, Carpet

## **Lower Level**

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Unfinished, Laundry Hook-up

## **Exterior**

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Front Walled Brick Patio  
Storage Shed

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



## **LENDERS**

**Chris Karshin**  
Fulton Bank  
717-682-0693  
CKarshin@fultonmortgage.com

**Dwight Rohrer**  
First Citizen's Community Bank  
717-572-1492  
drohrer@bihbank.com

**Megan Livengood**  
Bank of Bird-In-Hand  
717-929-2208  
mlivengood@bihbank.com

**Marvin Charles**  
MidAtlantic Farm Credit  
717-368-7387  
mcharles@mafc.com

**Dale Hershey**  
Univest  
717-519-7077  
hersheyd@univest.com

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