



HESS
AUCTION GROUP

Public Auction

**REAL ESTATE
PERSONAL PROPERTY**

4-BEDROOM MANHEIM HOME ON 1.67 ACRE LOT



Wed. June 9, 2021

6PM Real Estate

Online Only Personal Property

**1760 NEWPORT RD.
MANHEIM, PA 17545**

This beautiful 4-bedroom Manheim home is nestled on nice 1.67-acre lot with easy access to Route 72. **The interior of the home features** an inviting foyer with open staircase, family room with vaulted ceilings and propane fireplace, formal dining room, kitchen with beadboard vaulted ceiling, breakfast area with access to outdoor deck, master bedroom with French doors leading to master en-suite, laundry room, and half bath **all on the first floor**. **The second floor boasts** 3 bedrooms, a full bath, open loft space and attic storage. **The semi-finished lower-level** hosts extra living space, half bath, shop with exterior access and storage space. **Additional amenities** include attached 2-car garage and maturely shaded yard.

**Open House: Sat. May 29, 10am-12pm
& Sat. June 5, 10am-12pm
Or Call For An Appointment**

Auction for: Coralene Stetter
Attorney: J.D. Young

AUCTIONEER'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 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: Cape Cod
Construction: Frame
Exterior: Brick, Vinyl
Roof: Asphalt
Garage: 2-Car Garage w/ Door Opener
Square Footage: 2,294sq. ft.
Lot Size: 1.67 acres
Year Built: 1998

Heating/Cooling: Propane Forced Air/Central-New 2021
Flooring: Hardwood, Carpet, Tile
Water/Sewer: On-Site
Electric: 200amp
Zoning: Agricultural
Taxes: \$9,322.98
School District: Manheim Central SD
Township: Penn Township

First Floor

Family Room: 17'11" x 27'11", Vaulted Ceiling with Fan, Propane Fireplace, Carpet

Dining Room: 12' x 17'10", Wainscoting, Chair Rail, Corner Cabinets, Hardwood

Kitchen: 16' x 19'3", Beadboard Vaulted Ceiling, Ceiling Fan, Solid Surface Counters, Cook top, Wall Oven and Microwave, Dishwasher, Disposal, Pantry Cabinets, Peninsula, Hardwood

Breakfast Area: 11'9" x 12'6", Patio Doors to Deck, Custom Built in Desk, Closet, Hardwood

Master Bedroom: 13'7" x 17'11", French Doors to Bath, Carpet

Master Bathroom: 18'4" x 10', Solid Surface Counters, Whirlpool Tub with Tile Surround, Shower with Glass Enclosure, Double Bowl Vanity, His & hers Closets, Linen, Tile

Laundry: 6' x 10', Sink, Linen, Tile

Half Bath: 3'10" x 4'11", Tile

Foyer: Vaulted with Open Stairs, Closet, Hardwood

Second Floor

Bedroom 2: 12' x 15'4", Closet, Carpet

Bedroom 3: 24'4" x 11'10", Closet, Carpet

Bedroom 4: 13'11" x 13'5", Closet, Carpet

Bath: 13'11" x 5'11", Tub/Shower Combination with Glass Door, Linen, Vinyl

Loft: 12' x 16'6", Carpet

Attic Storage Room

Lower Level

Semi-finished: 17'8" x 23'5"

Half Bath: 4'10" x 3'11", Vinyl

Shop: 17'4" x 41'10", Walk-out Daylight

Storage: 39'11" x 23'2", Overhead Garage Door

All Measurements are Approximate



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