

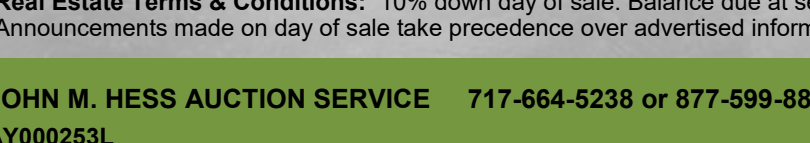
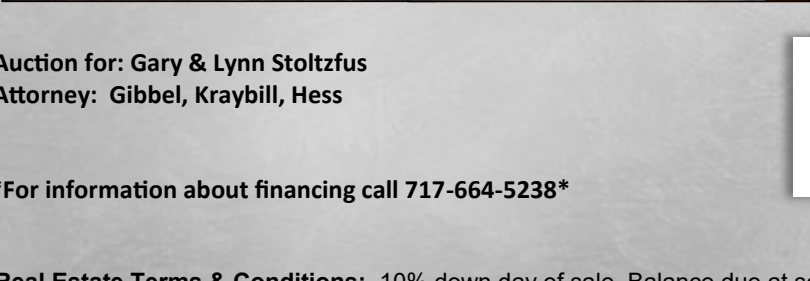


HESS
AUCTION GROUP

Public Auction

REAL ESTATE

CONESTOGA VALLEY SCHOOL DISTRICT 4 BEDROOM HOME



Thurs. April 29, 2021 • 6PM

2 LOCUST LN.
LEOLA, PA 17540

This meticulously maintained, 4-bedroom Conestoga Valley home sits on a nice corner lot with easy access to Route 23 and 772. **The entry/garage level** features a nice foyer, family room with access to the sun porch, powder room, laundry room on the ground floor. **The main level** includes an eat-in kitchen and dining room and living room with lots of sunlight. **The second floor** hosts a master bedroom with walk-in closet and ensuite, 2 additional bedrooms and a full bath. **The third level** features a fourth bedroom. **Additional amenities** include a partially finished basement with painted walls, an attached 2-car garage, screened in sun-porch, and paver patio.

Auction for: Gary & Lynn Stoltzfus
Attorney: Gibbel, Kraybill, Hess

For information about financing call 717-664-5238

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

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: Split Level
Construction: Frame
Exterior: Brick
Roof: Shingle
Garage: Attached 2-car garage
Square Footage: 1,625sq. ft.
Lot Size: 0.34 acres
Year Built: 1961

Heating/Cooling: Electric baseboard Heat / Central Air
Flooring: Carpet, Vinyl Plank, Slate
Water/Sewer: Public
Zoning: Low Density Residential
Taxes: \$3,284.00
School District: Conestoga Valley SD
Township: Upper Leacock Twp

Entry/Garage Level

Foyer: Closet, Slate

Family Room: 15'1" x 16'2", Brick Accent Wall, Exterior Door to Screened in Porch, Carpet

Laundry Room: 9'7" x 6'4", Vinyl Plank

Powder Room: 3' x 5'11", Vinyl Plank

Main Level

Kitchen/Dining Area: 11'2" x 20'10", Dishwasher, Disposal, Over the Range Microwave, Granite, Vinyl Plank

Living Room: 20'10" x 13'5", Carpet

Second Level

Master Bedroom: 15'3" x 15'5", Walk-in Closet, Ceiling Fan, Hardwood

Ensuite Master Bath: 5'7" x 5'11", Tile Surround, Tile Shower with Glass Door, Pedestal Sink, Vinyl Plank

Bedroom 2: 11'3" x 12'9", Ceiling Fan, Closet, Hardwood

Bedroom 3: 11'3" x 12'10", Closet, Hardwood

Bath: 8'2" x 6'8", Tub/Shower, Linen, Pedestal Sink, Tile Wainscoting, Vinyl Plank

Third Level

Bedroom 4: 11'10" x 18'5", Closet, Carpet

Lower Level

Partially Finished Basement with laid down carpet (not installed) and painted walls

Exterior

Screened in Porch

Paver Patio



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