



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# WELL-MAINTAINED 3 BEDROOM HOME ON LARGE CORNER LOT



**Thurs. April 15, 2021 • 6PM**

**201 PARKVIEW LN.  
LANCASTER, PA 17602**

**T**his attractive, well-maintained 3-bedroom home is perfectly located just minutes from Leola, with a quick access to Route 30 surrounded by Lancaster County farmland, local parks, and shopping. **This property features** a large, well-manicured lot with many amenities. The interior of the home features an inviting entry way, family room, kitchen, dining area, office, sewing room, full bath, and laundry/mudroom with outdoor entrance all on the first floor. **The second-floor** hosts 3 bedrooms including a master bedroom with walk-in closet and private entrance to a full bath, as well as an additional finished space. **The lower level** hosts a kitchenette with sink and access to the covered concrete patio. **Additional amenities** include crown molding, covered screened porch, back deck, beautiful landscaping, and storage shed.

**AUCTIONEER'S NOTE:**

**Open Houses: Sat. April 3, 10am – 12pm  
& Mon. April 5, 5pm – 6:30pm  
Or Call For An Appointment**

Auction for: Larry & Eileen Wenger  
Attorney: Nicholas T. Gard

\*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:** Vinyl Siding, Brick  
**Roof:** Asphalt  
**Garage:** Attached 2-Car w/ Opener, Laundry Tub, Stairs to Attic  
**Square Footage:** 2,525sq. ft.  
**Lot Size:** 0.68 acres  
**Year Built:** 1988

**Heating/Cooling:** Fuel Oil Forced Air / Central Air  
**Flooring:** Hardwood, Carpet, Vinyl  
**Water/Sewer:** Well Water / Public Sewer  
**Electric:** 200amp  
**Zoning:** Medium Density Residential  
**Taxes:** approx. \$4,600  
**School District:** Conestoga Valley SD  
**Township:** East Lampeter Township

## **First Floor**

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**Family Room:** 15'2" x 17', Crown Molding, Carpet

**Kitchen:** 15'2" x 10'7", Over the Range Microwave, Dishwasher, Disposal, Peninsula, Crown Molding, Tile

**Dining Area:** 15'2" x 9'5", Bay Window, Crown Molding

**Office:** 12'6" x 13'2", Crown Molding, Carpet

**Sewing Room:** 12'5" x 13'2", 15 Lite Interior French Doors, Crown Molding, Carpet

**Laundry/Mudroom:** 10'5" x 9'4", Outdoor Entrance, Closet, Tile

**Bath:** 8'1" x 4'6", Shower, Glass Door, Tile

**Entry:** Closet, Hardwood

## **Second Floor**

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**Master Bedroom:** 12'6" x 16'7", 10'6" x 9'6" Walk-in closet, Carpet

**Bedroom 2:** 16'3" x 10'7", Closet, Dormer, Carpet

**Bedroom 3:** 10'7" x 12', Closet, Carpet

**Bath:** 14'3" x 8'6", Hall and Private Master Bedroom Entrances, Linen, Double Bowl Vanity, Tub/Shower Combination with Sliding Glass Door, Vinyl

**Additional Finished Space:** 23'2" x 11'11", Stairs to Garage, Vinyl

## **Lower Level**

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**Finished Family Room:** 27'11" x 18', Kitchenette with Sink, Patio Doors to Covered Concrete Patio, Closet, Chair Rail with Wainscoting, Carpet

**Storage Room:** Sump Pump

## **Exterior**

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**Covered Screened Porch:** 11'4" x 15'3", Vaulted Wood Grilling Deck

**Storage Shed**

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



## **LENDERS**

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