



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

4 BEDROOM MANOR TWP BRICK HOME



Saturday, February 12, 2022 • 10AM

**1766 COLONIAL MANOR DR.
LANCASTER, PA 17603**

This 4-bedroom, bi-level, Manor Township home is nestled in a nice neighborhood, bordering the Conestoga Country Club. **The entry level** features a foyer with brick accent wall and family room with wood stove and patio doors to the back patio. **The main level** hosts a kitchen with eat-in area, dining room, and living room with wood burning fireplace, bookshelf built-ins and wood beam ceiling accents. **The upper level** features a bedroom with en-suite, patio doors to rear balcony and walk-in closet, along with 3 additional bedrooms and full bath. **The lower level** includes a study with barn wood accent wall, half bath, and access to the 1-car garage. **The basement** hosts ample storage space. **Additional amenities** include a large, fenced in backyard framed by pine trees for privacy, garden shed, and easy access to 741 and 462.

AUCTIONEER'S NOTE:

Auction for: Geraldine L. Stoll Estate
Attorney: Thomas Goodman

**Open Houses: Sat. Jan. 29, 10am – 12pm
& Sat. Feb. 5, 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: Split Level
Construction: Frame
Exterior: Brick, Aluminum
Roof: Asphalt
Garage: 1-Car in Lower Level
Square Footage: 1,814sq. ft.
Lot Size: 0.5 acres
Year Built: 1967

Heating/Cooling: Fuel Oil Hot Water w/ Domestic Hot Water
Water/Sewer: Public
Electric: 100amp
Zoning: Low Density Residential
Taxes: \$4,259.43
School District: Penn Manor SD
Township: Manor Township

Entry Level

Entry: 13'5" x 10'9", Closet, Stairs, Accent Brick Wall, VCT
Family Room: 18'3" x 13'2", Wood Stove with Brick
Hearth, Patio Door to Rear Patio, Carpet

Main Level

Kitchen/Eat-in Area: 14'4" x 13'2", Dishwasher, Cooktop,
Wall Oven, Vinyl

Dining Room: 13'2" x 11'6", Chair Rail, Beadboard Wain-
scoting, Brick Accents, Hardwood

Living Room: 23'11" x 13'6", Wood burning fireplace with
Brick surround and Bookshelf Built-ins, Wood Beam Ceil-
ing Accents, Hardwood

Upper Level

Bedroom 1: 13'5" x 17'1", Patio Door to Balcony, Walk-in
Closet with second Closet

Ensuite Bath: 5'1" x 8', Tile Shower, Walls and Floor

Bedroom 2: 13'1" x 9'8", Closet, Ceiling Fan, Carpet

Bedroom 3: 13'2" x 8'4", Closet Built-ins, Hardwood

Bedroom 4: 11'4" x 16'6", Closet, Barnwood Accent Wall,
Hardwood

Bath: 9'1" x 6'8", Tub/Shower Combination, Tile Wall Sur-
round and Floor, Linen

Lower Level

Half Bath: 3'11" x 4'6", Tile Wall Surround, VCT

Study: 7'3" x 10'4", Barn Wood Wall Accent, Carpet

Garage: 1 Car with Washer/Dryer Hookup

Basement Level

12'3" x 21', Brick and Cedar Shake Accents, Storage Area,
Closets

All Measurements are Approximate



LENDERS

Chris Karshin
Fulton Bank
717-682-0693
CKarshin@fultonmortgag
ecompany.com

Dwight Rohrer
Bank of Bird-In-Hand
717-572-1492
drohrer@bihbank.com

Megan Livengood
Bank of Bird-In-Hand
717-929-2208
mliven-
good@bihbank.com

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

Dale Hershey
Univest
717-519-7077
hersheyd@univest.net

Jason R. Landis
First Citizens Community
Bank
717-575-7435
jrandis@myfccb.com

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the con-
signor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed
materials. The purchaser is responsible to research and verify any and all information regarding this property.