



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

LITITZ 3 BEDROOM HOME ON QUIET STREET



Mon. April 18, 2022 • 6PM

**20 WILLOW ST.
LITITZ, PA 17543**

This 3-bedroom Lititz home sits on a nice, quiet street and offers easy access to local restaurants, shops and parks/trails. **The first floor** of the home features a kitchen, dining room, living room and sun porch. **The second floor** hosts a full bathroom, 2 bedroom, and a third bedroom/office with access to small sun porch. The **unfinished basement** contains the mechanicals and laundry room. **Additional amenities** include a large, detached 1-car garage, covered front porch, and access to Routes 772 and 501.

AUCTIONEER'S NOTE: MR. MARTIN IS MOVING AND PLANS TO SELL.

**Open Houses: Sat. April 9, 10am – 12pm
& Mon. April 11, 5pm – 6:30pm**
Or Call For An Appointment

Auction for: Donald Martin
Attorney: Young & Young

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
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: 1-car garage, detached
Square Footage: 1,446sq. ft.
Lot Size: 0.15 acres
Year Built: 1898

Heating/Cooling: Oil Hot Water / Window AC
Water/Sewer: Public, Water Conditioning System
Electric: 100amp
Zoning: Residential
Taxes: \$3,410.99
School District: Warwick SD
Township: Lititz Borough

First Floor

Living Room: 13'2" x 13'7", 13'1" x 9'10", Exterior Door, Carpet

Dining Room: 13'7" x 13'2", Corner Cupboard, Carpet

Kitchen: 8'5" x 13'3", Portable Dishwasher, Exterior Door, Vinyl

Second Floor

Bedroom 1: 10'8" x 13'2", adjoining 3 Season Porch 6'4" x 8'7", Carpet

Bedroom 2: 9'11" x 13'2", Closet, Carpet

Bedroom 3: 13'7" x 13'2", Closet, Carpet

Bath: 8'4" x 8'4", Tub/Shower Combination, Tile Wall Surround, Walk-in Closet, Vinyl

Lower Level

Unfinished, Laundry Hook-up

Exterior

Covered Front Porch, Rear Enclosed Porch

***All Measurements are
Approximate***



LENDERS

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