



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

3 BEDROOM MANHEIM BORO HOME



Thursday, August 18, 2022 • 6PM

**244 E. HIGH ST.
MANHEIM, PA 17545**

This 3 bedroom Manheim Borough home is well-located and sits within walking distance to local shops and restaurants. **The interior of the home** features a living room with French doors, dining room, kitchen, den/office, toilet room and laundry/mudroom with patio doors to the rear deck on the first floor. **The second-floor** hosts 3 bedrooms as well as another office or potential 4th bedroom, enclosed porch, and full bathroom. **The basement** is unfinished. **Additional amenities** include a detached, 2-car garage, and covered front and side porches.

AUCTIONEER'S NOTE:

**Open Houses: Sat. August 6, 10am – 12pm
& Mon. August 8, 5pm – 6:30pm
Or Call For An Appointment**

Auction for: Hedwig Hontz Est.
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 Foursquare
Construction: Frame
Exterior: Brick, Stucco, Vinyl
Roof: Asphalt
Garage: Detached 2-Car
Square Footage: 1,568sq. ft.
Lot Size: 0.16 acres
Year Built: 1926

Heating/Cooling: Natural Gas Forced Air / Central Air
Flooring: Hardwood, Vinyl
Electric: 100amp, Backup Generator Installed
Water/Sewer: Public, Natural Gas Instant Water Heater
Zoning: Residential
Taxes: Approx. \$3,621
School District: Manheim Central SD
Township: Manheim Borough

First Floor

Living Room: 14'4" x 12'11", Ceiling Fan, Divided Lite Interior French Doors, Hardwood

Dining Room: 12'11" x 13'9", Side Exterior Door, Ceiling Fan, Hardwood

Kitchen: 12'4" x 12', Tile Backsplash, Natural Gas Stove, Pantry Cabinet, Vinyl

Office/Den: 8'6" x 10'6", Vinyl

Toilet Room: 2'9" x 4'6", Under Stairs, Vinyl

Laundry/Mudroom: 5'3" x 14'2", Laundry Hook-up, Patio Doors to Rear Deck, Vinyl, Electric Baseboard Heat

Second Floor

Bedroom 1: 12'11" x 13'8", Ceiling Fan, Closet, Beadboard Walls, Hardwood

Bedroom 2: 10'7" x 13', 5'7" x 4'8" Dressing Area, Closet, Entrance to Enclosed Porch, Hardwood

Enclosed Porch: 5'3" x 14'2", Electric Heat, Ceiling Fan, Plank Flooring

Bedroom 3: 8'7" x 10'11", Closet, Ceiling Fan, Attic Access, Plank Flooring

Office: 5'8" x 6'10", Vinyl

Bath: 8'4" x 6'3", Tub/Shower Combination, Beadboard Wainscotting with Chair Rail, Linen Cabinet, Vinyl

Lower Level

Unfinished, Laundry Tub

Exterior

Covered Front Porch, Covered Side Porch, 15' x 8' Vinyl Deck

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 consignor. 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.