



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

ABBOTTSTOWN 3 BEDROOM COUNTRY HOME



Mon. June 20, 2022 • 6PM

33 N. PHEASANT WAY
ABBOTTSTOWN, PA 17301

This Abbottstown multi-level home is nestled in a nice country setting. The entry level of the home includes a family room w/fireplace, up a few steps is a kitchen and dining room with access to rear deck, 3 bedrooms including a master bedroom with en-suite, and full bath. The lower level features another family room with outside entrance. The basement hosts the mechanicals and laundry. Additional amenities include an attached 3-car garage and large utility shed.

AUCTIONEER'S NOTE: MOVING TO RETIREMENT VILLAGE AND PLANS TO SELL

Open Houses: Sat. June 11, 10am – 12pm
& Mon. June 13, 5pm – 6:30pm
Or Call For An Appointment

Auction for: Frank & Linda Klinger
Attorney: Nancy Hughes, Esq of Barley Snyder Law Offices

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
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Type:
Construction:
Exterior:
Roof:
Garage: Attached 3-Car Garage
Square Footage: 1,366sq. ft.
Lot Size: 0.63 acres
Year Built: 2002

Heating/Cooling: Heat Pump / Central Air
Flooring:
Electric:
Water/Sewer:
Zoning: Low Density Residential
Taxes: Approx. \$4,098
School District: Conewago Valley SD
Township: Hamilton Township



LENDERS

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