



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

CHARMING 4 BEDROOM LANCASTER TWP. HOME



Thurs. June 9, 2022 • 6PM

**16 RACE AVE.
LANCASTER, PA 17603**

This charming, well-maintained Lancaster Twp. home has all of its original chestnut woodwork, hardwood floors and sits on a gorgeous lot. **The first floor** of the home features a kitchen, dining room, family room, and large foyer/sitting room. **The second floor** hosts 3 bedrooms, one with entrance to back porch and another with a vintage sitting room, a vintage bathroom with tile floor, and linen closet. **The third floor** hosts a large fourth bedroom with closet. **The unfinished basement** features gas hot air heat, gas hot water heater, laundry, outside entrance, toilet and utility sink **Additional amenities** include stunning custom stained-glass windows, a three-car garage and large front porch. You can purchase an outstanding Lancaster Township vintage home that's in good repair.

AUCTIONEER'S NOTE: FAMILY PLANS TO SELL TO SETTLE AN ESTATE.

**Open Houses: Sat. May 21, 1pm – 3pm
& Tues. May 24, 5pm – 6:30pm**
Or Call For An Appointment

Auction for: Phyllis G. Kreider Est.
Attorney: Gibbel Kraybill and Hess - Tom Gish

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: 2.5 Story Four Square
Construction: Frame
Exterior: Siding, Brick
Roof: Slate
Garage: detached 3-car garage
Square Footage: 2,022sq. ft.
Lot Size: 0.14 acres, 6,098 Sq Ft.
Year Built: 1915

Heating/Cooling: Heating/Cooling: Natural Gas Forced Air/ Window Unit
Flooring: hardwood, tile
Electric: 100 amp
Water/Sewer: Public, Natural Gas Water Heater
Zoning: Residential
Taxes: \$5,209
School District: School District of Lancaster
Township: Lancaster Township

First Floor - 9' Ceilings

Entry: 11'5" x 17', Stairs, Stained Glass Windows, Hardwood
Living Room: 16'1" x 11'4", Original wood columns to Entry, Wood Pocket Doors to Dining Room, Hardwood
Dining Room: 13'5" x 15'10", Stained Glass Window, Pocket Doors, Hardwood
Kitchen: 11'4" x 12'5", Rear Entrance to Mudroom, Vinyl
Mudroom: 6' x 7', Exterior Entrance, Vinyl

Second Floor - 9' Ceilings

Bedroom 1: 15'1" x 11'5", Closet, Dressing Room 7'4" x 10'2", Closet, Hardwood
Bedroom 2: 11'4" x 10'6", Exterior Door to Covered Balcony, Closet, Hardwood
Bedroom 3: 14'11" x 13'5", Closet, Hardwood
Bath: 6'1" x 11'4", Tub/Shower Combination with Tile Surround, Tile

Third Floor

18'2" x 11', 2 Dormers, Closet, Carpet/Softwood

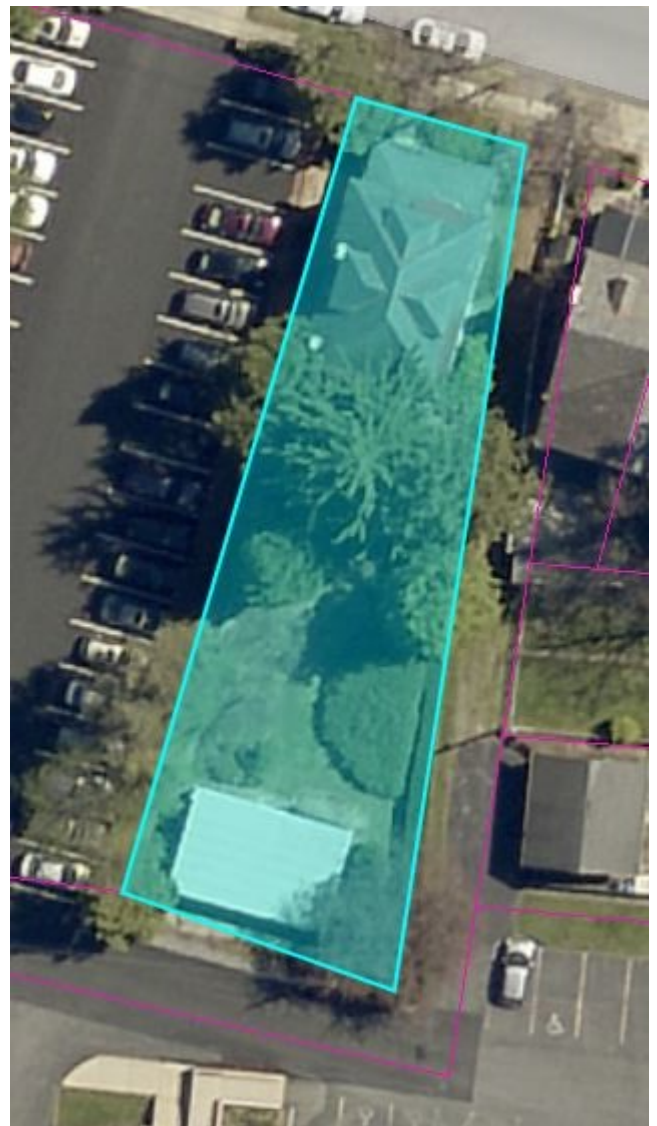
Lower Level

Unfinished, Laundry Hook-up, Laundry Tub, Sump Pump, Toilet, Exterior Entrance

Exterior

Covered Front Porch

All Measurements are Approximate



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