



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

4 BEDROOM LITITZ AREA RANCH STYLE HOME



Tues. October 11, 2022 • 6PM

**711 W. BRUBAKER VALLEY RD.
LITITZ, PA 17543**

This four bedroom home is nestled on a nice sized lot North of Lititz with easy access to Route 501 and back up to wooded acreage. The interior of the home features a living room with wood-burning fireplace, kitchen with eat-in area, 4 bedrooms, one with en-suite half bath, and a full bath all on the main level. The lower level hosts a family room with wood burning stove, laundry and shop area. Additional amenities include a rear wooden deck, storage shed, and enclosed front porch.

AUCTIONEER'S NOTE:

**Open Houses: Sat. October 1, 10am – 12pm
& Mon. October 3, 5pm – 6:30pm**
Or Call For An Appointment

Auction for: Barry Saylor Estate
Attorney: JD 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: Ranch
Construction: Frame
Exterior: Vinyl Siding
Roof: Asphalt
Garage: Carport
Square Footage: 1,344sq. ft.
Lot Size: 0.32 acres
Year Built: 1960

Heating/Cooling: Fuel Oil Forced Air Furnace, Through the Wall AC
Water/Sewer: On-Site
Zoning: Suburban Residential
Taxes: \$3,120
School District: Warwick SD
Township: Elizabeth Township

First Level

Living Room: 13'5" x 19'7", Wood Burning Fireplace with Brick Surround, Chair Rail, Ceiling Fan, Carpet

Kitchen/Eat-in Area: 13'5" x 17', Ceiling Fan, Vinyl

Bedroom 1: 13'6" x 12'11", Closet, Ensuite ½ Bath-4' x 4', VCT

Bedroom 2: 10'2" x 11'11", Closet, VCT

Bedroom 3: 10'2" x 11'11", Closet, VCT

Bedroom 4: 11'4" x 11'10", Closet, VCT

Bath: 4'10" x 8'4", Tub/Shower Combination, Linen, Vinyl

Lower Level:

Laundry Area, Shop Area

Finished Family Space: 13' x 27'3", Wood Burning Stove,

Brick Hearth, Bilco Entrance, Vinyl

Exterior:

Rear Wood Deck, Storage Shed, Carport

Enclosed Front Porch

All Measurements are Approximate



LENDERS

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