



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

LITITZ RANCH STYLE HOME



Sat. December 10, 2022 • 4PM

**417 LAUREL AVE.
LITITZ, PA 17543**

This well-kept home is located on a quiet street and features eat in kitchen, living room, 2 bedrooms, full bathroom, and screened porch. **The interior is dated** but great opportunity for a new owner to update and make it their own. **Other amenities** include a full basement, quiet back yard with utility shed, and off-street parking.

AUCTIONEER'S NOTE: FAMILY IS SETTLING AN ESTATE

**Open Houses: Sat. Nov. 26, 10am – 12pm
& Mon. Nov. 28, 4:30pm – 6pm**
Or Call For An Appointment

Auction for: Joan A. Biechler Est.
Attorney: 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: Ranch
Construction: Frame
Exterior: Vinyl Siding
Roof: Asphalt
Square Footage: 864 sq. ft.
Lot Size: 0.14 acres
Year Built: 1940
Heating/Cooling: Fuel Oil Hot Water Radiators

Water/Sewer: Public
Flooring: Carpet, Vinyl
Electric: 200amp
Zoning: Residential—Medium
Taxes: \$2,739
School District: Warwick SD
Township: Lititz Borough

First Level

Living Room: 11'3" x 21'9" Closet, Carpet
Kitchen/Dining Area: 11'6" x 11'10", Vinyl
Three Season Room: 11'5" x 12'8", Ceiling Fan, Exterior Door, Carpet
Bedroom 1: 10'9" x 11' 5", Ceiling Fan, Closet, Carpet
Bedroom 2: 10'9" x 11'5", Ceiling Fan, Closet, Carpet
Bath: 6'9" x 5'3", Tub/Shower Combination with Tile Surround, Vinyl

Lower Level:

Unfinished

Exterior:

Storage Shed

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
Farm Credit
717-368-7387
mcharles@horizonfc.com

Dale Hershey
Univest
717-519-7077
hersheyd@univest.net

Jason R. Landis
First Citizens Community
Bank
717-575-7435
jrlandis@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.