



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

PENN MANOR RANCH HOME IN NICE NEIGHBORHOOD



Sat. December 10, 2022 • 12PM

30 CEDAR CT.
LANCASTER, PA 17603

This Penn Manor ranch home is nestled in a nice neighborhood with easy access to Route 999. **The main level of the home** features a living room, kitchen with island and pantries, dining area/family room with patio door to the deck, laundry room, 3 bedrooms, and 2 full bathrooms. **The lower level** hosts a storage area with overhead door and heated shop area with exterior entrance. Additional **amenities** include a detached 2-car garage and storage shed.

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

Auction for: Grace B. Studlack
Attorney: Brad Zuke

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: Brick
Roof: Asphalt
Garage: 1-Car w/ Door opener, 2-car detached
Square Footage: 1,678sq. ft.
Lot Size: .58 acres
Year Built: 1962

Heating/Cooling: Fuel Oil Hot Water Baseboard, Central A/C
Water/Sewer: Public
Zoning: Low Density Residential
Taxes: \$3,685
School District: Penn Manor
Township: Manor Township

First Level

Living Room: 13'9" x 19'4", Hardwood

Kitchen: 10'11" x 20'4", Island with Cooktop, Wall Ovens, Dishwasher, Pantries, Passthrough to Dining Area, Vinyl

Dining Area/Family Room: 14'1" x 22'7", Vaulted Ceiling, Ceiling Fan, Sky Lights, Patio Door to Deck, Closet, Hardwood

Bath: 5'11" x 8'11", Shower, Linen, Vinyl

Laundry: 6'10" x 9'9", Ceiling Fan, Vinyl

Bedroom 1: 8'8" x 11'1", Closet, Hardwood

Bedroom 2: 10'10" x 11'5", Closet, Hardwood

Bedroom 3: 10'8" x 13'10", Closet, Ceiling Fan, Entrance to Bath, Hardwood

Bath: 10'8" x 6'4", Tub/Shower Combination with Tile Surround, Tile Walls, Linen, Vinyl

Lower Level:

Walk-out, Unfinished with 1 car garage, 22'4" x 22'9", Heated Shop Area with Exterior Entrance

Exterior:

Storage Shed

All Measurements are Approximate

LENDERS

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