



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

4 BEDROOM HEMPFIELD HOME



Thurs. May 11, 2023 • 6PM

**2307 MAYFAIR DR.
LANCASTER, PA 17603**

This 4-bedroom Hempfield home is nestled in a nice neighborhood with easy access to Routes 462 and 741. **The main floor** of the home features a family room with stone fireplace, dining room, kitchen, powder room, 3 bedrooms, full bathroom, large laundry room with lots of cabinet space, and plenty of closets for storage. **The second-floor** hosts 1 bedroom with a large open room, perfect for a playroom or home office. The large finished basement offers a small shop and mechanical room with storage. **Additional amenities** include an attached 2-car garage, private backyard, newer mechanicals and roof, whole house generator and replacement windows.

AUCTIONEER'S NOTE: EXECUTOR PLANS TO SELL TO SETTLE AN ESTATE

**Open Houses: Sat. April 29, 10am-12pm
& Mon. May 1, 5-6:30pm
Or Call For An Appointment**

Auction for: Bonita E. Hartranft Estate
Attorney: John S. May, Esquire
Fulton Bank Executor

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: Masonry
Exterior: Brick, Stone
Roof: Composition Shingle
Garage: Attached 2-car
Square Footage: 1,409sq. ft.
Lot Size: 0.37 acres
Year Built: 1959

Heating/Cooling: Hot water baseboard, window A/C Units
Electric: 100amp, Generac Generator
Water/Sewer: Public
Zoning: Low Density Residential
Taxes: \$3,989
School District: Hempfield SD
Township: East Hempfield Twp

First Level

Living Room: 12'9" x 20'9", Gas Fireplace with Stone Surround, Carpet

Dining Area: 13'10" x 9'5", Attic Access, Ceiling Fan, Carpet

Kitchen: 10'4" x 12'3", Peninsula, Dishwasher, Disposal, Carpet

Laundry/Mudroom: 10'5" x 10'2", Closet, Exterior Door to Screened Porch, Carpet

Bedroom 1: 11'5" x 13'10", Closet, Carpet

Ensuite Half Bath: 4'11" x 4'3", Vinyl

Bedroom 2: 11'5" x 9'8", Closet, Carpet

Bedroom 3: 12' x 13'7", Closet, Carpet

Bath: 10'5" x 6'4", Tub/Shower Combination,
Tile Walls, Carpet

Lower Level:

Family Room: 21' x 27'1", Closet, Carpet

Study: 9'10" x 13'2", Closet, Carpet

Exterior:

Stone Patio

All Measurements are Approximate



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