



**HESS**  
AUCTION GROUP

# Public Auction

## REAL ESTATE

# OUTSTANDING PALMYRA CUSTOM ESTATE & 1.66 ACRE BUILDABLE LOT SOLD SEPARATELY



**Thurs. April 27, 2023 • 6PM**

**124 HUMMINGBIRD WAY  
PALMYRA, PA 17078**

**Parcel 1: Nestled in the woods this stunning home** features an open plan with neutral, timeless, and classic finishes. With 6,170 square feet of finished living space this home will impress you. **Upon entering the expansive foyer** crowned with a barrel vault ceiling you will notice all the attractive details of this home. **The formal dining room** features a coffered ceiling, raised panel detailing topped with a chair rail. The enormous gourmet kitchen is an entertainer's dream. **Features include:** two islands, custom cabinetry, gas range with pot filler faucet, two ovens – conventional and convection, lighted display cabinets, granite counter-tops, natural stone tile backsplash, casual dining area and nearby a pantry with floor to ceiling shelves. **The great room** gas fireplace with floor to ceiling stone chimney is the focus of this room. There are two fixed arched windows perched on each side of the stones above built-in cabinets and shelves. The natural stone, wood tones, beamed/vaulted ceiling, along with the wall of windows letting in the sunlight creates a connection to the outdoors while relaxing indoors. **Enjoying the wooded outdoors** is easy and comfortable from the screened-in porch with natural stone tile floor, wood vaulted ceiling, floor to ceiling stone corner gas fireplace, and ceiling fan. Both fireplaces are wired for televisions. **The first-floor study** is tucked behind a set of French doors. This room is set off by a coffered ceiling, hardwood floors, an entire wall of custom-crafted bookcases. Through the louvered plantation shutters covering the casement windows you have a view of the front yard. **The spacious master bedroom suite**, located on the main level, is tucked in at the rear of the home. The closet is a room of its own - divided in the middle, floor to ceiling shelving, hanging units, and windows for natural light. Across from the closet is the sleeping quarters of the master suite, with deep angled tray ceiling trimmed with custom molding. Triple casement windows form a picture window overlooking wooded rear yard. **Master bath** has double sink granite countertop, whirlpool and bubble tub, glass-enclosed shower with both a rain shower head and traditional shower head and bench. **Located just inside from the three-car garage** is a mud room area. Here you will find a half bath, built-ins for storing coats, bags, shoes and boots and the laundry with cabinets, farm style sink & granite countertops. Up the split staircase are three bedrooms each have private full baths. **The walk-out lower level** offers a great room, kitchen, craft/hobby room, bedroom, and bath. A perfect area for guests. A double set of doors lead to rear paver patio that is very private. Become a resident of extraordinary homes in the Estates of Forest Ridge.

**Parcel 2: Build the home of your dreams** on this private, 1.66 acre wooded lot, just 8 miles from the Hershey Medical Center. Use any builder to create your custom, one-of-a-kind home located in an upscale development. **Don't miss this opportunity!**

**Auction for: Marc & Karen Rinaldi**  
**Attorney: Jeff Goss**

**Shown By Appointment**

**\*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:** Traditional  
**Construction:** Frame  
**Exterior:** Stone, Hardie Plank  
**Roof:** Composition Shingle  
**Garage:** Attached 3-Car Garage  
**Square Footage:** 6,170sq. ft.  
**Lot Size: P1:** 1.48 acres / **P2:** 1.66 acres  
**Year Built:** 2016

**Heating/Cooling:** Forced Air, Geo-Thermal (2 systems)  
**Electric:** 200+ Amp Service (2 systems)  
**Water/Sewer:** Private (Well/Septic)  
**Zoning:** Residential  
**Taxes: P1:** \$20,629.04 / **P2:** \$2,505.11  
**School District:** Palmyra Area SD  
**Township:** South Londonderry Twp



### **Additional Home Details!**

All full bathrooms have independent thermostats for heated tile floors  
House does have a security system, upgraded in 2022  
Sonos audio system with built-in speakers throughout the home, blue tooth compatible  
Basement kitchen has island with seating for 4 and casual dining area,  
Second laundry room in basement as well as significant, unfinished storage space  
Piped for central vacuum system, currently no vacuum installed  
20x22 outdoor storage area underneath screen-in porch

### **LENDERS**

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