



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# 5 BEDROOM RAPHO TWP HOME WITH 5 GARAGE BAYS



**Thurs. June 1, 2023 • 6PM**

**1188 N. COLEBROOK RD.  
MANHEIM, PA 17545**

**This well-maintained 5-bedroom Rapho Twp home** sits on a large corner lot and boasts 5 garage bays and a quaint summer house. **The first floor of the home** features a family room, newly renovated kitchen with island, office with access to covered porch, a bedroom, mudroom, laundry/powder room and breezeway to the 3-car garage. **The second floor** hosts a master bedroom with vaulted ceilings, master bathroom with skylight and access to rooftop porch, 3 additional bedrooms and a full bathroom. **The basement** is partially finished with a fireplace and lots of storage space including a cold cellar, the perfect place to store canned items. **Additional amenities** include a large storage shed, separate garage and farmland views.

Auction for: Carl & Linda Fahnestock  
Attorney: Justin Bollinger

**Open Houses: Sat. May 20, 10am-12pm  
& Mon. May 22, 5-6:30pm  
Or Call For An 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:** Two-Story  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Composition Shingle  
**Garage:** Attached 3-Car Garage  
**Square Footage:** 2,578sq. ft.  
**Lot Size:** 0.72 Acres  
**Year Built:** 1900

**Heating/Cooling:** Fuel Oil Hot Water Boiler w/ Cast Iron Baseboard & Cast Iron Radiators (Supplies Domestic Hot Water As Well) / Central Air  
**Water/Sewer:** Well/Septic  
**Zoning:** Agricultural  
**Taxes:** \$4,160  
**School District:** Manheim Central SD  
**Township:** Rapho Township

### First Floor

**Kitchen** 15'4x14'2, island, newly renovated. LVP flooring  
**Family Room** 22'x12'2, LVP  
**Mudroom**, 5'x9'1, tile  
**Laundry/Powder Room**, 5'8x9'5, vinyl  
**Breezeway**, 12'8x9'7, concrete floor  
**Bedroom**, 13'5x14'4, hardwood  
**Office**, 14'5x11'2, built in's, access to covered porch, carpet

### Second Floor

**Bedroom**, 11'3x14'3, attic access, carpet, closet  
**Bedroom**, 14'4x10, hardwood, closet  
**Bedroom**, 10'1x12'4, closet, hardwood  
**Full Bathroom**, 10'3x5'8, closet, updated vanity, access to attic, vinyl  
**Master Bedroom**, 15'8x15'3, vaulted ceiling, ceiling fan, double closets, carpet  
**Master Bathroom**, 11'5x13'4, vaulted ceiling, skylight, closet, whirlpool tub, shower stall, access to rooftop porch, tile

### Basement

Partially finished, 40'9x14'6, block walls, paneling, fireplace, concrete floors  
Unfinished area w/ mechanicals, lots of storage space  
Cold cellar

### Exterior

**TOTAL OF 5 GARAGE BAYS**  
**Corner lot**  
**Quaint Summer House**, original details, 13'1x11'1  
**Covered back porch/patio Area**

**\*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  
jrandis@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.