



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

LITITZ 4 BEDROOM HOME



Thurs. July 13, 2023 • 6PM

**223 OWL HILL RD.
LITITZ, PA 17543**

This 4-bedroom Lititz home is nestled on a nice lot, backed by woods, with easy access to Route 501, not far from Downtown Lititz. **The main floor of the home** features a large open foyer with skylight, sunken family room with large fireplace and cathedral ceiling, spacious dining room with fireplace and hardwood floor, eat-in kitchen with access to deck, 3 bedrooms including the master bedroom with walk-in closet, en-suite with two vanities and jacuzzi tub, and access to deck, full bathroom with walk-in closet, laundry room and sitting room. **The finished basement** hosts in-law quarters which consist of a kitchen, bedroom, living room and full bathroom. In the basement you will also find a utility room. **Additional amenities include** solar panels which provide more than 90% of the home's electricity, an oversized 2-car garage with two work benches and storage, sky tube for natural lighting in the central hallway, private backyard, fish pond and invisible pet fence.

AUCTIONEER'S NOTE: THE PIERCES ARE MOVING AND PLAN TO SELL

**Open Houses: Sat. June 24, 10am-12pm
& Mon. June 26, 5-6:30pm
Or Call For An Appointment**

Auction for: Gregory & Lynn Pierce
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, Masonry
Exterior: Brick, Stone
Roof: Composition Shingle
Garage: Attached 2-Car Garage
Square Footage: 2,295 plus 675 in-law lower level
Lot Size: 0.6 acres
Year Built: 1975

Heating/Cooling: Fuel Oil Hot Air, Electric in Basement, Central Air, modern heat pump design
Electric: Solar
Water/Sewer: Public
Zoning: Residential
Taxes: \$5,275
School District: Warwick SD
Township: Warwick Twp

Main Level

Dining Room, 13' x 16', pass through fireplace, brick surround, hardwood
Kitchen, 11' x 14', washer and dryer in closet, vinyl
Sunken Living Room, 19' x 17', fireplace, brick surround, beams, vaulted ceiling, carpet
Study, 11' x 11', access to deck, hardwood
Bedroom/Office, 13' x 12', ceiling fan, carpet
Bedroom, 13' x 16', ceiling fan, carpet
Bedroom, 15' x 17', double closets, ceiling fan, access to deck
Full Bathroom, 13' x 7', closet, vinyl

Lower Level

Partially Finished walk out basement
Family Room, 21' x 12'10, carpet
Kitchen, 11' x 10', vinyl
Bathroom (shower stall) 9' x 4', vinyl
Walk in Closet in Hallway
Bedroom, 12' x 13', ceiling fan, carpet
Unfinished Storage Area, 19' x 16', concrete floors

Exterior

Beautifully landscaped private yard with fish pond

All measurements are approximate



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