



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

4 BEDROOM HOME ON LARGE CORNER LOT



Tuesday, August 1, 2023 • 6PM

**765 MT. VERNON RD.
GAP, PA 17527**

This 4-bedroom home sits on a large, 1.2-acre corner lot and boasts easy access to Route 30. **The main level of the home** features living room open to the dining room, eat-in kitchen, family room, three bedrooms including a master bedroom with en-suite, and second full bathroom. **The lower level** hosts an apartment/in-law quarters which offers a living room, kitchen with pantry, bedroom with sitting area and walk-in closet, and full bathroom with laundry. **Additional amenities** include an unfinished space in the lower level with storage room, half bath and mechanical room, detached 2-car garage, and garden shed.

**Open Houses: Sat. July 22, 10am-12pm
& Mon. July 24, 5-6:30pm
Or Call For An Appointment**

Auction for: William George, John A. George, Douglas J. George, Jean Campbell, Joanne M. Lebo, Sean Merrit
Attorney: Kling, Diebler & Glick LLP

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: Pre-Fab
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: Detached Garage
Square Footage: 1,782sq. ft.
Lot Size: 1.2 Acres
Year Built: 1997

Heating/Cooling: Fuel Oil Forced Air Furnace/Central Air
Water/Sewer: On-Site
Zoning: Residential
Taxes: \$3,279
School District: Pequea Valley SD
Township: Salisbury Township

Main Floor

Eat in Kitchen, 13' x 20', sky light, vinyl
Family Room, 15' x 12, carpet
Master Bedroom, 14' x 12', ceiling fan, double closets, carpet
Master Bath, 9'4 x 9 vinyl
Living Room open to Dining Room, 26' x 17' carpet
Bedroom 2, 12' x 11', closet, carpet
Bedroom 3, 12' x 11', closet, carpet
Full Bathroom, 5' x 5' skylight, vinyl

Basement/Apartment

Bedroom 4, 11' x 18', laminate
Sitting Room in Bedroom, 13' x 8', walk in closet, laminate
Full Bathroom/Laundry, 9' x 10' laminate
Living Room, 28' x 13' vinyl
Kitchen, 16' x 11', pantry, vinyl
Unfinished area includes 1/2 bath, storage room and mechanical room

All measurements are approximate



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