



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

LITITZ 4 BEDROOM DUPLEX



Thurs. July 20, 2023 • 6PM

9 CHURCH ST.
LITITZ, PA 17543

This Lititz 4-bedroom duplex is located just off Route 772 and offers easy access to Route 222. **The main floor of the home** features an eat-in kitchen, dining room, living room, half bath, and laundry room with outside entrance. **The second floor** hosts 4 bedrooms, one with access to the attic, and a full bathroom. **The unfinished basement** offers a small workshop area and storage. **Additional amenities** include a detached garden shed and off-street parking.

AUCTIONEER'S NOTE:

**Open Houses: Sat. July 8, 10am-12pm
& Mon. July 10, 5-6:30pm
Or Call For An Appointment**

Auction for: Shelly Pack Est.
Attorney: Angelo Fiorention

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: Duplex
Construction: Frame
Exterior: Metal Siding
Roof: Composition Shingle
Square Footage: 1,848sq. ft.
Lot Size: 0.25 acres
Year Built: 1900
Heating/Cooling: Fuel Oil Forced Air Furnace

Water/Sewer: Public
Zoning: Residential
Taxes: \$3,167
School District: Warwick SD
Township: Warwick Twp

First Floor

Eat In Kitchen, 18'3 x 10', vinyl
Dining Room, 13' x 9'1, closet, ceiling fan, carpet
Living Room, 22' x 14', ceiling fan, laminate
Laundry, 7' x 9', vinyl, outside access
Powder Room, 2' x 3', toilet only

Second Floor

Bedroom 1, 11' x 9'1, closet, ceiling fan, carpet
Bedroom 2, 10'1 x 10, closet, ceiling fan, carpet
Bedroom 3, 11' x 14', ceiling fan, closet, carpet (electric heat in this room only)
Bedroom 4, 11' x 10'1, ceiling fan, attic access, carpet
Full Bathroom, 7' x 5'1, tub/shower combo

Unfinished basement

Concrete Floor
Small workshop area
Small locked area shared with neighbor

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
jrlandis@myfccb.com

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