

2 BEDROOM LAMPETER STRASBURG CONDO

Thurs. August 10, 2023 • 6PM

91 RIVER BEND PARK
LANCASTER, PA 17602



Open Houses: Sat. July 29, 10am-12pm
& Mon. July 31, 5-6:30pm
Or Call For An Appointment

This Lampeter-Strasburg condo is nestled in a gated community by the Conestoga River and offers easy access to Route 462 and 30. **The main floor of the home** features a living room, dining room, kitchen, powder room, sunporch and laundry room. **The second floor** hosts an open loft, 2 bedrooms and a full bathroom. **The daylight basement** is finished with exterior access, a powder room, storage closet, and mechanical room. **Additional amenities** include an attached 1-car garage, and rear deck.



FEATURES

 Gated Community

 Sun Porch

 Finished Basement



Auction for: Geri Woodward Est.
Attorney: Jason Hess

 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Type: Condo
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: Attached 1-Car Garage
Square Footage: 1,656sq. ft.
Year Built: 1993
HOA Fee: \$213 Monthly

Heating/Cooling: Natural Gas Heat Pump/Central Air
Water/Sewer: Public
Zoning: Residential Medium High Density
Taxes: \$3,955
School District: Lampeter-Strasburg
Township: West Lampeter Twp

First Floor

Kitchen/Dining, 21' x 10', access to deck, hardwood
Living Room, 17' x 13, ceiling fan, sky lights, hardwood
Sunken Family Room, large window, sky lights, tile
Powder Room/Laundry, 7'1 x 5, hardwood

Second Floor

Bedroom, 12' x 10', closet, carpet
Loft Area 14' x 8'11, open to first floor, carpet
Master Bathroom, 13'10 x 7', access to bedroom and hallway, skylight, garden tub, vinyl
Master Bedroom, 17' x 11', ceiling fan, walk in closet, carpet

Basement

Finished Family Room, 21' x 21', patio door, fireplace with mantle, closet, carpet
Powder Room, 6' x 2', vinyl
Unfinished Storage/Mechanical Room, 10' x 11

Gated community
Rear yard backs up to woods

All Measurements are Approximate



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.

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