HESS AUCTION GROUP

PUBLIC AUCTION

BRICK RANCH HOME ON LARGE CORNER LOT

Tues. August 29, 2023 • 6PM

7 Camelia Ln.
Holtwood, PA 17532

This brick ranch style home is nestled in a great country setting, on a 1.14 acre, corner lot. **The main level of the home** features a living room, eat-in kitchen, 3 bedrooms, and a full bathroom. **The basement i**s unfinished but offers potential additional living space. **Additional amenities** include an attached 2-car garage with laundry room, rear covered porch, and farmland views. **This home is in need of considerable cosmetic updating but could be transformed into an outstanding property!**

Open Houses: Sat. Aug. 19, 10am-12pm
& Mon. Aug. 21, 5-6:30pm
Or Call For An Appointment

FEATURES

- 1.14 ACRE LOT
- LOTS OF POTENTIAL
- 2-CAR GARAGE

Auction for: Steven Stambaugh Estate
Attorney/Administrator: Marc Roberts

717-664-5238 or 877-599-8894 www.hessauctiongroup.com contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE AY000253L

Type: Ranch
Construction: Masonry
Exterior: Brick
Roof: Composition Shingle
Garage: Attached 2-Car Garage
Square Footage: 1,240sq. ft.
Lot Size: 1.14 acres
Year Built: 1976

Heating/Cooling: Electric Baseboard Heat
Water/Sewer: On-Site
Zoning: Rural Conservation
Taxes: $4,230.65
School District: Penn Manor SD
Township: Martic Township

Main Level

Kitchen: 11' x 12'

Laundry Room (in garage): 5' x 7'

Living Room: 19' x 11

Bedroom 1: 11'7 x 13'

Bedroom 2: 12' x 13'

Bedroom 3: 11' x 10'

Full Bathroom

Basement

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.

LENDERS

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