

3 BEDROOM MANHEIM TOWNHOUSE

Thurs. November 30, 2023 • 5pm

565 WOOD DUCK DR.
MANHEIM, PA 17545



This 3 bedroom Manheim town house is nestled in a nice neighborhood just outside of Manheim Borough, with easy access to Route 72. **The main floor of the home** features a living room, kitchen with dining area and access to rear deck, and half bathroom with laundry. **The second floor** hosts 3 bedrooms including a master bedroom with walk-in closet, and a full bathroom. **The finished basement** offers additional living space and ample storage. **Additional amenities** include close proximity to Manheim Central School District buildings.



Open Houses: Sat. Nov. 18, 10am-12pm
& Mon. Nov. 20, 4:30pm-6pm
Or Call For An Appointment

FEATURES



FINISHED BASEMENT



MASTER BEDROOM



NICE LOCATION

Auction for: Marian Cope Estate
Attorney: JD Young



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

Type: Townhouse
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Square Footage: 1,348sq. ft.
Lot Size: 0.06 acres
Year Built: 2002
Heating/Cooling: Electric Heat / Central Air

Water/Sewer: Public
Zoning: Residential
Taxes:\$2,838
School District: Manheim Central SD
Township: Penn Township
HOA Fee: \$64 Monthly

First Floor

Living Room, 19' x 10'5, carpet, closet
1/2 Bath/Laundry, 6' x 3'11, vinyl, washer and dryer in closet
Kitchen/Dining Room, 19'1 x 12'5, vinyl and carpet, ceiling fan, access to deck

Second Floor

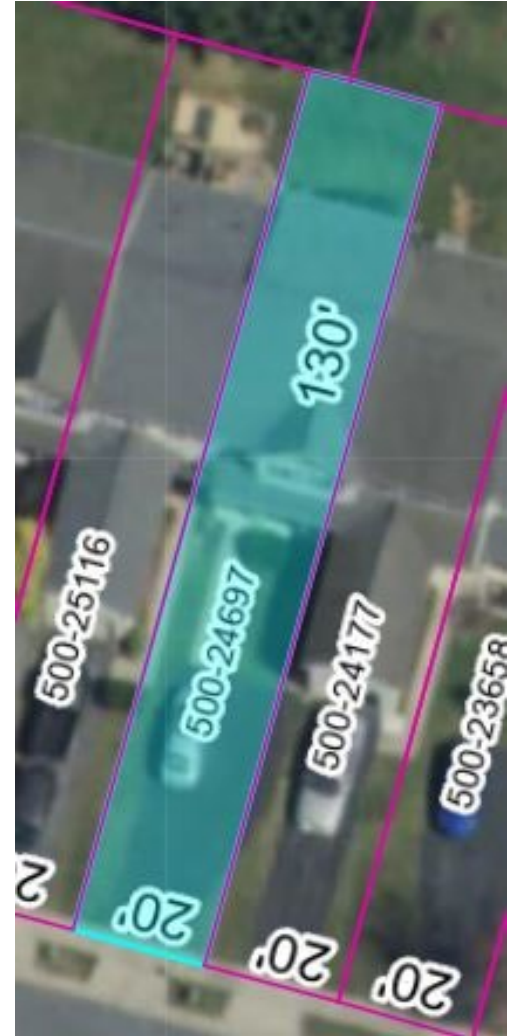
Bedroom, 12'1 x 9'4, carpet, closet
Bedroom, 12'1 x 9'4, carpet, closet
Full Bathroom, 6'11 x 5'4, vinyl, tub/shower combo
Master Bedroom, 13'4 x 14'9, carpet, walk in closet, ceiling fan

Basement

Fully Finished, 29'3 x 18'5, carpet, paneled walls, multiple closets, mechanicals

Amenities

Central Air
Gas Heat
Water Conditioning System



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

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

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.