

## MANHEIM TWP 3 BEDROOM RANCH HOME

Wed. March 27, 2024 • 6pm

78 VILLAGE DR.  
LANCASTER, PA 17601



**T**his 3 bedroom ranch style home is nestled in a nice neighborhood, near Manheim Township Community Park and Landis Woods Park. **The interior of the home** features a large, eat-in kitchen, family room, 3 bedrooms and a full bathroom on the main level. **The basement** is partially finished and hosts a family room with a fireplace, storage room, powder room and laundry room with the mechanicals. **Additional amenities** include a nice backyard with storage shed, attached carport, and easy access to Route 501 and 722.

Open Houses: Sat. March 16, 10am-12pm  
& Mon. March 18, 5pm-6:30pm  
Or Call For An Appointment



### FEATURES



GREAT LOCATION



FINISHED BASEMENT



NICE BACKYARD

Auction for: Annetta Brubaker Estate  
Attorney: Jeff Goss

LEAD AUCTIONEER: Phil Nissley



717-664-5238 or 877-599-8894

[www.hessauctiongroup.com](http://www.hessauctiongroup.com)

[contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

**Type:** Ranch  
**Construction:** Frame, Masonry  
**Exterior:** Brick, Vinyl Siding  
**Roof:** Composition Shingle  
**Square Footage:** 1,204sq. ft.  
**Lot Size:** 0.23 acres  
**Year Built:** 1957

**Heating/Cooling:** Fuel Oil Hot Water Heat / Central Air  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$3,399  
**School District:** Manheim Township SD  
**Township:** Manheim Township

### Main Level:

**Living Room, 14'1 x 18'2, carpet**  
**Eat In Kitchen, 9'5 x 19'6**  
**Full Bathroom, 13'4 x 3', tub/shower combo, closet**  
**Bedroom, 11'4 x 9'8, hardwood, closet**  
**Bedroom, 7'9 x 10'7, hardwood, closet**  
**Bedroom, 11'2 x 13'4, hardwood, closet, ceiling fan**

### Lower Level:

*Partially finished*  
**Laundry area**  
**Half Bath, 3'8 x 3'11**  
**Family Room, 24'7 x 12'4, concrete floor, fireplace**  
**Bonus Room 12'9 x 12, paneling, concrete floor, closet**  
**Mechanicals closet**

**\*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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