

COUNTRY 3 BEDROOM HOME

Wed. April 3, 2024 • 6pm

901 FRUITVILLE PIKE
LITITZ, PA 17543

This 3-bedroom home is nestled on a nice lot in a great country setting. **The interior of the home** features a living room, eat-in kitchen, 3 bedrooms, a full bathroom, laundry room, sun porch, bonus room with second full bathroom, and ample storage. **Additional amenities** include an attached 2-car garage, utility room, and storage shed.



**Open Houses: Sat. March 23, 1pm-3pm
& Mon. March 25, 5pm-6:30pm
Or Call For An Appointment**



FEATURES

 **GREAT COUNTRY SETTING**

 **ATTACHED 2-CAR GARAGE**

Auction for: Irmgard Neff Estate
Attorney: JD Young

AUCTIONEER'S NOTE: Family plans to sell to settle an estate.

LEAD AUCTIONEER: Phil Nissley



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Type: Ranch
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: Attached 2-Car Garage
Square Footage: 1,432sq. ft.
Lot Size: 0.57 acres
Year Built: 1970

Heating/Cooling: Electric Heat / Central Air (Installed 2023)
Water/Sewer: Public Water / On-Site Septic
Zoning: Agricultural
Taxes: \$2,880
School District: Manheim Central SD
Township: Penn Township

Main Floor:

Eat In Kitchen, 16'10 x 11'3, vinyl
Family Room, 15'3 x 11'6, vinyl, paneling
Bedroom/Office, 9'3 x 8'7, closet, paneling
Bedroom, 9'2 x 11'1, vinyl, paneling
Full Bathroom, 6'6 x 4', tub/shower, laundry across the hall
Bedroom, 10' x 10', double closets
Sunporch, 30' x 8'1, vinyl
Bonus Room/Family Room w/ Bathroom, 15'2' x 14'3, carpet, wood stove, outside entrance, garage entrance

Two car garage, split by door, one side is carpeted w/ a ceiling fan and walk in storage 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.

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