

## 3-BEDROOM MOVE-IN READY MANHEIM HOME

Tues. May 7, 2024

6pm Real Estate

Online Only Personal Property

60 S. HAZEL ST.

MANHEIM, PA 17545



**T**his 3-bedroom, move-in ready home is nestled in Manheim Boro, boasts a quaint outdoor entertainment space and is within walking distance to local shops and restaurants. **The first floor of the home** features a recently remodeled kitchen, dining room, living room with wood-burning fireplace, bedroom, full bathroom, office, and sunroom with access to the well-maintained backyard. **The second-floor** hosts two bedrooms and a full bathroom. **The basement** offers a family room with brick fireplace, laundry room, storage area and cold cellar. **Additional amenities** include an attached 1-car garage, stamped concrete walkways, and electric in the pavilion.

**Open Houses: Sat. April 27, 10am-12pm  
& Mon. April 29, 5-6:30pm  
Or Call For An Appointment**



### FEATURES

 **OUTDOOR ENTERTAINING SPACE**

 **REMODELED KITCHEN**

Auction for: Gary Axe Est.  
Attorney: Young & Young

LEAD AUCTIONEER: John M. Hess



 717-664-5238 or 877-599-8894

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

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

**Type:** Cape-Cod  
**Construction:** Masonry  
**Exterior:** Brick  
**Roof:** Shingle  
**Garage:** Attached 1-Car Garage  
**Square Footage:** 1,874sq. ft.  
**Lot Size:** 0.19 acres  
**Year Built:** 1947

**Heating/Cooling:** Fuel Oil Heat / 1st Floor AC  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$4,679  
**School District:** Manheim Central SD  
**Township:** Manheim Boro

### **First Floor**

Kitchen, 15'1 x 11'4, newer backsplash, newer fridge and dishwasher (both being sold w/ RE)  
Dining Room, hardwood, 10'10 x 12'4, ceiling fan  
Living Room, 12'4 x 20'10, hardwood, wood burning fireplace, open to dining room  
Full Bathroom, 9'4 x 2'10, shower, closet  
Bedroom, 13'5 x 12'9, hardwood, walk in closet, plumbed for laundry hook up  
Office, 11'4 x 12'4, hardwood  
Sunroom, 20' x 10'1, carpet, access to outdoor space and garage

### **Second Floor**

Landing, hardwood, closet, rooftop access  
Bedroom, 18'11 x 12'9, hardwood, closet  
Bedroom, 22' x 16', hardwood, multiple closets. built in's  
Full Bathroom, 6'4 x 5, vinyl, pass thru to bedroom

### **Basement**

Family Room, 15'8 x 32'4, painted concrete floor and walls, brick fireplace  
Storage area  
Laundry room  
Cold Cellar

Water Softener  
First Floor A/C

### **Exterior**

Quaint outdoor entertaining spaces, stamped concrete walkways, pavilion with electric  
Electric lights lining pathways

**\*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.



**\*All Measurements Are Approximate\***

### **LENDERS**

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