

## COUNTRY HOME w/ SUN PORCH & SEPARATE LARGE OPEN LOT

Wed. May 8, 2024 • 6pm

319 HOPKINS MILL RD  
& TRUCE RD. LOT 1  
NEW PROVIDENCE, PA 17560

**P1:** This country home is nestled on a nice lot in Southern Lancaster County, with beautiful farmland views and easy access to Route 372 and 272. **The main floor of the home** features a large eat-in kitchen with island, dining room, family room, one bedroom (with potential for second), full bathroom with linen closet and a large sunporch with small deck. **The basement** is partially finished with a family room, powder room and laundry, storage room and utility room. **Additional amenities** include an attached oversized 2-car garage & attic space with the potential to be finished.

**P2:** This 0.61-acre lot sits adjacent to 519 Truce Rd, with easy access to Route 372 and 272. It is mostly wooded but offers the potential to build your dream home.



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



### FEATURES



GREAT COUNTRY VIEWS



OVERSIZED 2-CAR GARAGE



LARGE WOODED LOT

Auction for: Rebecca M. Hambleton Est.  
Attorney: Kim Carter Paterson

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:** Masonry  
**Exterior:** Brick  
**Roof:** Composition Shingle  
**Garage:** Attached Oversized 2-Car Garage  
**Square Footage:** 1,164sq. ft.  
**Lot Size:** P1: 0.53 acres / P2: 0.61 acres  
**Year Built:** 1969

**Heating/Cooling:** Propane Hot & Central Air, Electric Heat  
**Water/Sewer:** Well & Septic  
**Zoning:** P1: Agricultural / P2: Residential Zone  
**Taxes:** P1: \$2,504  
**School District:** Solanco SD  
**Township:** P1: East Drumore Twp. / P2: Providence Twp.

### Main Floor

**Kitchen,** 18'9 x 10'8, vinyl, island  
**Dining/Living Room,** 24'5 x 18'18, laminate, coat closet  
**Bedroom,** 10'5 x 16'4, carpet, closet, paneling  
**Full Bathroom,** 10'4 x 3'3, vinyl, closet  
**Sunporch/Potential Bedroom,** 11'9 x 15'4, vinyl, sliding door to patio

### Basement

**Partially finished**  
**Laundry Room w/ half bath,** 8'5 x 4'9

**\*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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