

## CHARMING 3 BEDROOM LITITZ HOME

Tues. April 23, 2024 • 6pm

102 W. END AVE.  
LITITZ, PA 17543

**T**his charming Lititz home is located on a very desirable street, minutes from historic Downtown Lititz, and boasts many surprising features. **The first floor of the home** hosts a living room with fireplace, dining room, kitchen, large family room addition with full bathroom, and access to the attached garage, 4 seasons room and a large coat closet. **The second floor** offers 3 bedrooms, including a master, a full bathroom and ample storage. **The basement** is partially finished and has been set up as a full craft room, also features laundry. **Additional amenities** include a 2-car garage with spacious walk-up attic, beautiful perennial garden behind the home with garden shed and a fountain/ flowing water that looks like a brook (with a pump so it's seasonal) and easy access to Routes 501 and 772.



Open Houses: Sat. April 13, 10am-12pm  
& Mon. April 15, 5pm-6:30pm  
Or Call For An Appointment



### FEATURES



LARGE FAMILY ROOM



2-CAR GARAGE W/ ATTIC



BEAUTIFUL LANDSCAPING

Auction for: Cheryl Marsden  
Attorney: Barley Snyder

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:** Colonial  
**Construction:** Frame, Masonry  
**Exterior:** Brick, Vinyl Siding  
**Roof:** Composition Shingle  
**Garage:** Attached 2-Car  
**Square Footage:** 2,324sq. ft  
**Lot Size:** 0.21 acres  
**Year Built:** 1939

**Heating/Cooling:** Natural Gas Heat  
**Water/Sewer:** Public  
**Zoning:** Residential-Low  
**Taxes:** \$5,117  
**School District:** Warwick SD  
**Township:** Lititz Boro

### **First Floor**

Family Room (addition) 12'5 x 20', laminate, vaulted ceiling, beams, access to fully fenced in patio area  
Full Bathroom, 8'10 x 10'4, laminate, garden tub, shower stall  
Kitchen, 18'5 x 8'4, hardwood, built in's  
Dining Room, 11'6 x 12'3, hardwood  
Living Room, 11' x 18', hardwood, wood burning fireplace, built in's  
Sun Room, 10' x 18', access to fully fenced patio area

### **Second Floor**

Master Bedroom, 14'2 x 12'8, hardwood, ceiling fan, walk in closet, attic access  
Full Bathroom, 7 x 6'4, tub/shower, tile walls  
Bedroom, 11'2 x 8'7, hardwood, closet, ceiling fan  
Bedroom, 9'11 x 14'6, hardwood, closet, ceiling fan

### **Additional Features**

Beautifully landscaped  
Quaint, quiet street close to downtown Lititz

\*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**

**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  
jrandis@myfccb.com

**Josh Housekeeper**  
Ephrata National Bank  
717-738-5473  
agdept@epnb.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.