

## CHARMING 3 BEDROOM MANHEIM TWP HOME

Tues. May 21, 2024 • 6pm

1801 LARCHMONT LN.  
LANCASTER, PA 17601

**T**his well-maintained Manheim Township home is nestled on a beautiful lot, boasting a quaint koi pond and brick patio and walkway. **The first floor of the home** features an entry way with original brick flooring, living room, eat-in kitchen with island, dining room with access to patio, sunken family room with gas fireplace, half bathroom and laundry room. **The second-floor** hosts 3 bedrooms including a master bedroom with en-suite, bonus room with attic access and a full bathroom. **The basement** is finished and offers a family room with kitchenette. **Additional amenities** include an attached, oversized 2-car garage, partially fenced-in yard, and easy access to Routes 30 and 222.



Open Houses: Sat. May 11, 10am-12pm  
& Mon. May 13, 5pm-6:30pm  
Or Call For An Appointment



### FEATURES



WELL-MAINTAINED



GREAT LOCATION



BEAUTIFUL LOT

Auction for: Walt Korzon  
Attorney: Doug Lehman

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:** Split Level  
**Construction:** Frame  
**Exterior:** Siding  
**Roof:** Composition Shingle  
**Garage:** Oversized 2-Car Garage  
**Square Footage:**  
**Lot Size:** 0.31 acres  
**Year Built:** 1973

**Heating/Cooling:** Gas Hot Water/Electric Heat, Central  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$4.314  
**School District:** Manheim Township SD  
**Township:** Manheim Township

### First Floor

Entry, 13'13 x 7', original brick flooring  
Living Room, 19'5 x 12'4, carpet  
Eat In Kitchen, 13'3 x 29'3, travertine tile floor, island, tile backsplash, all appliances included with real estate  
Dining Room, 11'5 x 13'2, carpet, access to patio  
Sunken Family Room, 31'2 x 14'5, tile, gas fireplace with brick surround  
Half Bathroom, 2'6 x 7'7, tile  
Laundry, 9'7 x 5'6, vinyl, washer and dryer will be included with real estate

### Second Floor

Bedroom, 11'5 x 12'9, carpet, closet, ceiling fan  
Bedroom, 11'4 x 12'9, carpet, closet, ceiling fan  
Master Suite, 13'3 x 17'4, carpet, walk in closet,  
Master Bath, 6'4 x 6'9, tile, walk in shower  
Bonus Room, 27'5 x 11'9, carpet, attic access  
Full Bathroom, 5'9 x 9'8, tub/shower, tile, double vanity

### Basement

Finished, 25'8 x 23'9, kitchenette, family room  
Sump Pump

### Exterior

Partially fenced in yard  
Koi Pond w/ waterfall (fish included)  
Quaint brick patio and walkway  
Oversized 2 car garage (Driveway off Euclid Drive)

### Additional Details

Newer windows  
First floor gas hot water heater, second floor electric heat pump  
Tankless water heater



**\*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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