

1.9 ACRE LOT W/ 40'X60' SHOP & SEPARATE 4 BEDROOM HOME

Sat. May 4, 2024
9am Personal Property
1pm Real Estate

243 & 245 E. MAIN ST.
BROWNSTOWN, PA 17508

Two amazing opportunities in one day!
Nestled in a nice neighborhood, these adjacent properties offer easy access to Route 272 and Route 222.

Parcel 1: This 1.9 acre lot boasts a 40'x60' shop with 12'x18' doors and second-story storage. The lot also includes a 20'x40' in-ground pool, bathhouse, and shaded concrete patio with fans. This property is approved for the building of a residential unit.

Parcel 2: This well-maintained home sits on a nice lot adjacent to Parcel 1. The main floor of the home features a formal living room, dining room, eat-in kitchen, family room with woodburning stove, powder room, laundry room and office area through the attached 2-car garage with two separate office spaces and a half bathroom. The second floor hosts a master bedroom with walk-in closet and en-suite, 2 additional bedrooms, and efficiency space consisting of a living room, bedroom, and full bathroom. The basement is fully finished and offers access to the office area. Additional amenities include an attached 2-car garage.



Open Houses: Sat. April 20, 10am-12pm
Or Call For An Appointment



MORE PERSONAL PROPERTY INFORMATION ON THE BACK!

FEATURES

 **GREAT LOCATION**


 **TWO-STORY SHOP**

 **AMPLE OFFICE SPACE**

Auction for: Bill & Janet Shumate
Attorney: Young & Young

LEAD AUCTIONEER: John M. Hess



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Type: 2-Story
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: P2: Attached 2-Car Garage
Square Footage: P1: 2,520sq. ft. / P2: 3,790sq. ft.
Lot Size: P1: 1.9 acres / P2: 0.36
Year Built: 1993

Heating/Cooling: P2: Fuel Oil Heat / Central Air
Water/Sewer: P1: None / P2:Public
Zoning: Residential Low
Taxes: P1: \$1,926 / P2: \$9,651
School District: Conestoga Valley SD
Township: West Earl Township

243

40' x 60' Shop w/ 12' x 18' doors, concrete floor, second story storage
20' x 40' in ground Pool, bathhouse, shaded concrete patio w/ fans,
new liner in 2023

245

First Floor

Entry Way, 15'4 x 13'3

Dining Room, 12'5 x 12'1, hardwood, chair railing, moldings

Powder Room, 6'6 x 3'1, hardwood

Formal Living Room, 13'11 x 14'1, hardwood, french doors to family room

Eat in Kitchen, 25'2 x 13'8, island, vinyl, closet

Laundry Room, 17'7 x 8'8, vinyl, sink, storage, outside entrance

Family Room, 13'11 x 20'1, carpet, stove

Office Area - access through garage or separate outside entrance

Office, 11' x 11', carpet

Office, 10' x 11', carpet, closet

Common Area, 10'3 x 23', carpet, access to basement

Half Bath, 7'7 x 2'11, carpet

Second Floor

Master Bedroom, 12'11 x 24'8, carpet, vaulted ceiling, ceiling fan, walk in closet

Master Bathroom, 13'11 x 4'10, double vanity, garden tub, walk in shower, linen closet

Bedroom, 12'4 x 13'2, carpet, access to walk up attic

Full Bathroom, 10'3 x 5, tub/shower, closet

Bedroom, 10'3 x 6, carpet, double closet

Second Floor Efficiency consisting of Living Room 23'1 x 20'2, carpet and cedar closet, Bedroom 17'11 x 15'11, carpet, ceiling fan, closet and Full Bathroom, 5'8 x 6'11, vinyl, shower

Basement

Finished, vinyl tile floor, 3 entry ways including outside entrance, access to office area

All Measurements Are Approximate

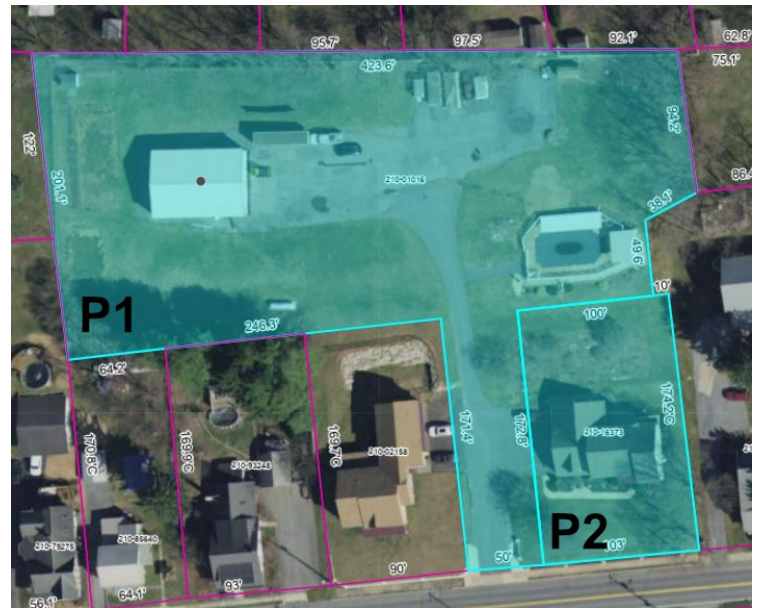
2004 BMW 745, Clark 3000lbs Forklift

Shop Tools: Large Capacity vertical air compressor, table top sanding machine, belt & orbital, diamond plate truck toolbox, degreaser, assortment of small hand tools, scaffolding, cinderblocks, automotive testing equipment, ladders, hardware & much more!

Misc.: several good early pedal cars, large assortment of plastic and metal folding chairs, sound equipment, filing cabinets, commercial runner rugs, large quantity of display carts, Igloo and other coolers, live animal traps, building supplies, large assortment of indoor and outdoor Christmas décor, furniture, under the counter safe, several wood stoves, garden ornaments including large statue, propane stove **and many items too numerous to mention!**

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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