

## 14 ACRE FARMETTE w/ 4 BEDROOM HOME & SEPARATE 0.48 ACRE LOT

**Thurs. June 13, 2024**  
**4pm Personal Property**  
**6pm Real Estate**

**4601 EAST PROSPECT RD.**  
**YORK, PA 17406**

**P1:** This 14 acre East York farmette boasts a charming 4-bedroom home, large barn with second-story storage, and multiple other outbuildings. **The first floor of the home** boasts a living room with brick fireplace featuring a wood burning stove insert, rec room with pool table, eat-in kitchen with small island, spacious family room with gas fireplace, laundry room with exterior entrance, powder room, large pantry, and mudroom. **The second floor** hosts 4 bedrooms including a master bedroom with en-suite, second full bathroom, and access to the finished attic space. The basement is unfinished and hosts the mechanicals. **Additional amenities** include a detached 2-car garage, mostly tillable acreage, and great countryside views. **This property is enrolled in Clean & Green.**

**P2:** This 0.48 acre lot will be sold separately.



**Open Houses: Sat. June 1, 10am-12pm**  
**& Tues. June 4, 5pm-6:30pm**  
**Or Call For An Appointment**



### FEATURES


 **MOSTLY TILLABLE ACREAGE**

 **MULTIPLE OUTBUILDINGS**

Auction for: Eugene & Donna Stauffer  
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:** 2-Story  
**Construction:** Frame  
**Exterior:** Aluminum Siding  
**Roof:** Composition Shingle  
**Garage:** Detached 2-Car Garage  
**Square Footage:** Approx. 2,050sq. ft.  
**Lot Size:** P1: 14.20 acres / P2: 0.48 acres  
**Year Built:** Original date unknown, addition put on in 2004

**Heating/Cooling:** Natural Gas Radiators  
**Water/Sewer:** City Water / City Gas / On-Lot Septic  
**Zoning:** Village Residential  
**Taxes:** P1: \$5,413.44 / P2: 70.19  
**School District:** Eastern York SD  
**Township:** Lower Windsor Twp.

### First Floor:

**Rear Entrance & Foyer:** 6'x5', closet, access to mudroom, tile  
**Mudroom:** 6'x4', tile  
**Family Room:** 20'x17', carpet, gas fireplace, ceiling fan  
**Office:** 8'4" x 4'6"  
**Eat-In Kitchen:** 13'8" x 19'3", island, under-cabinet lighting, dishwasher, microwave, linoleum, access to basement  
**Pantry:** 10'x7'6", built-in shelves, linoleum  
**Rec Room:** 21'x12', carpet, ceiling fan, mantle piece, pool table stays  
**Living Room:** 21'x12', brick fireplace with wood stove insert, wood beam accent, hardwood floors, ceiling fan  
**Powder Room:** 7'x5', linoleum, toilet, sink  
**Laundry Room:** 5'5"x10', sink, exterior entrance, carpet  
**Front Entry:** carpet, double doors

### Second Floor:

Landing with access to attic  
**Master Bedroom:** 15'2"x14', carpet, two closets, ceiling fan  
**Master Bathroom:** 14'x4'. Tile, walk-in shower, sink, toilet, wood paneling, access to attic/storage space,  
**Bedroom 2:** 11'3"x12'6", carpet, ceiling fan, closet,  
**Bedroom 3:** 11'3"x12'6", carpet, ceiling fan, closet,  
**Bedroom 4:** 9'4"x9'4", carpet  
**Full Bathroom:** 10'x5', linoleum, entry way with closet, shower/tub, toilet, sink, closet

**\* 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 60 days. Announcements made on day of sale take precedence over advertised information.

### Basement:

21'7" x 23', unfinished, mechanicals, wood paneling, Sump pump (in separate 16'6"x7' room)

### Exterior:

Barn w/ Second Story Storage  
Detached 2-Car Garage  
Additional Outbuildings  
Great Countryside Views  
Majority of Acreage Tillable  
Cell Tower on Property (payment once a year until 2029)  
Crops are reserved for 2024



### LENDERS

**Chris Karshin**  
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