

## 3 BEDROOM BRICK RANCH LITITZ HOME

Thurs. May 23, 2024 • 6pm

310 FAIRVIEW DR.  
LITITZ, PA 17543

**T**his 3-bedroom brick ranch home is nestled in a great neighborhood, close to Kissel Hill Elementary School, with easy access to Route 501. **The main floor of the home** features an eat-in kitchen, dining room with large picture window, family room with brick fireplace, screened-in porch, 3 bedrooms, two full bathrooms and a laundry room. **The basement** is partially finished with a family room and large storage room. **Additional amenities** include an attached 1-car garage, full attic, hardwood floors, spacious backyard and 2 utility sheds.



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



### FEATURES



**SPACIOUS BACKYARD**



**GREAT LOCATION**



**HARDWOOD FLOORS**

Auction for: The Washchysion Sisters  
Attorney: Young & Young

**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)

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

**Type:** Ranch  
**Construction:** Masonry  
**Exterior:** Brick  
**Roof:** Composition Shingle  
**Garage:** Attached 1-Car Garage  
**Square Footage:** 1,513sq. ft.  
**Lot Size:** 0.41 acres  
**Year Built:** 1965

**Heating/Cooling:** Electric Baseboard, Central Air  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$3,671  
**School District:** Warwick SD  
**Township:** Warwick Township

## Main Floor

Eat in Kitchen/Dining Room, 13'5 x 23'1, carpet and vinyl, closet  
Living Room, 13'4 x 21', propane fireplace  
Bathroom, 2'9 x 4'5, shower  
Bathroom, 13'3 x 4'2, tub/shower, closet  
Bedroom, 13'4 x 13'9, closet  
Bedroom, 13'4 x 11'4, closet, ceiling fan  
Bedroom, 10'2 x 10'2, closet, ceiling fan  
Laundry, 7'1 x 12'4

## Basement

Partially finished  
Family Room, paneling

**\*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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