

## 3-BEDROOM HELLAM TWP HOME

**Tues., September 3, 2024 • 6pm**

**4414 CEDARWOOD DR.,  
YORK, PA 17402**



**N**estled on a peaceful corner lot in East York, this charming 3-bedroom residence awaits its next owner. The main level welcomes you with a formal living room, a cozy eat-in kitchen, and a spacious family room complete with a fireplace. A delightful sunroom provides access to an outdoor deck, perfect for enjoying sunny days. The first floor also accommodates two bedrooms alongside a comfortable master suite. Additional features include an unfinished basement, an outdoor swim spa, a convenient shed, and close proximity to Route 462. While this home could benefit from cosmetic updates, it presents abundant potential for personalization and enhancement!

**Open Houses: Sat. Aug. 17, 1pm-3pm  
& Tues. Aug 20, 5pm-6:30pm  
Or Call For An Appointment**



### FEATURES



**SUNROOM**



**CORNER LOT**



**MASTER SUITE**

Auction for: Thomas & Brenda Walker  
Attorney: Christopher Grab

**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:** Ranch  
**Construction:**  
**Exterior:** Brick and Vinyl Siding  
**Roof:** Composition Shingle  
**Garage:** Attached 1-Car  
**Square Footage:** 1,644 sq. ft.  
**Lot Size:** 0.39 acres  
**Year Built:** 1978

**Heating/Cooling:** Forced Air Furnace/Central A/C  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$5,613.65  
**HOA Fee:** \$6/month  
**School District:** Eastern SD  
**Township:** Hellam Twp

## Main Floor

**Living Room, 17'9 x 16'1, LVP**  
**Eat in Kitchen, 12'6 x 18', LVP**  
**Family Room, 11'9 x 18'9, LVP, ceiling fan, fireplace, ceiling fan, washer and dryer in closet, access to sunroom**  
**Sunroom, 14'7 x 19'2, tile, access to deck, ceiling fan**  
**Bedroom/office, 12'5 x 11'9, LVP, closet**  
**Master Suite, 12'9 x 14'9, carpet, closet**  
**Master Bath, 8' x 5', tile**  
**Bedroom, 14'7 x 10', LVP, closet**

## Basement

Unfinished, 44'4 x 28'8, concrete floors and walls, mechanicals



**\*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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