

CONESTOGA CAPE COD ON LARGE LOT

Thursday, August 7, 2025 • 6pm

176 HIGHVILLE RD.
CONESTOGA, PA 17516

This beautiful cape cod home is nestled on over an acre and surrounded by scenic Lancaster County farmland. The first floor features an inviting living room, an open kitchen & dining area with access to the covered back porch, as well as the primary bedroom, a full bathroom, and a dedicated laundry area. **Upstairs, you will find** two additional bedrooms and a full bathroom. **The finished basement hosts** a cozy family room, an office space with built in bookcases, and a storage area. **Outside, enjoy the private backyard** with mature trees, thoughtful landscaping, and a covered porch—perfect for relaxing or entertaining friends and family. **Additional highlights include** an attached two-car garage and convenient access to Millersville University, the Susquehanna River, local parks, and major routes including 222 and 30. **This well maintained home is move in ready and full of charm - ready to welcome your family!**



Open Houses: Sat. July 26, 10am-12pm
& Mon. July 28, 5pm-6:30pm
Or Call For An Appointment



FEATURES

✔ 1.10 ACRES

✔ 3 BEDROOMS

✔ ATTACHED 2-CAR GARAGE

Auction for: Earl & Lucinda Miller
Attorney: Nathan Saxton • Nikolaus & Hohenadel

LEAD AUCTIONEER: John M. Hess



📞 717-664-5238 or 877-599-8894

🌐 www.hessauctiongroup.com

✉ contact@hessauctiongroup.com

Type: Cape Cod
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: Attached 2-Car Garage
Square Footage: 1,296 sq. ft.
Lot Size: 1.10 acres
Year Built: 1986

Heating/Cooling: Heat Pump/Central AC
Water/Sewer: Well Water/ Septic Sewer
Zoning: Agricultural
Taxes: \$4,387
School District: Penn Manor SD
Township: Manor Twp.

First Floor

Kitchen/Dining, 20'9 x 11'4, LVP, access to covered porch
Full Bathroom, 5'9 x 8'2, LVP, shower, linen closet
Master Bedroom, 16'9 x 14'9, carpet, walk in closet
Living Room, 16'5 x 11'5, carpet
Laundry Room (in garage) 9'4 x 11'4, concrete floor

Second Floor

Bedroom, 14' x 14'1, carpet, closet, access to attic storage
Full Bathroom, 7'2 x 5'3, LVP, tub/shower, linen closet
Bedroom, 12'6 x 14'1, carpet, closet

Basement

Family Room, 21' x 26', LVP, chair rail, woodstove
Office, 10'3 x 8'9, LVP, built in bookcase
Storage Area

Kinetico Drinking Water System

New Well in 2021

New Septic System in 2022

12x16 Storage Shed

Swing Set

**All Measurements Approximate*



For information regarding our recommended financial lenders 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.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.