

## **PUBLIC AUCTION**

# WELL LOCATED MANHEIM HOME

Tuesday, September 9, 2025 • 6pm

461 THRUSH DR. **MANHEIM, PA 17545** 

This well-located end-unit townhome offers the convenience of first -floor living in a quiet cul-de-sac neighborhood. The main level features an open-concept layout with a vaultedceiling living room, dining area, and kitchen, along with a spacious master suite with an attached full bathroom. This floor also hosts a second bedroom, an additional full bath, and a first-floor laundry room. Additional amenities include an attached 2-car garage, an unfinished walk-out basement, extra parking directly across the street, and easy access to downtown Manheim, Lititz, and Routes 772 & 72.



Open Houses: Sat. August 23, Ipm-3pm & Mon. August 25, 5pm-6:30pm Or Call For An Appointment







### **FEATURES**



**ATTACHED 2-CAR GARAGE** 



**OUTDOOR DECK** 



**MASTER SUITE** 



**Auction for: Elizabeth Ritchey** Attorney: JD Young

**LEAD AUCTIONEER: John M. Hess** 



717-664-5238 or 877-599-8894



www.hessauctiongroup.com



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Type: Townhome - End Unit

**Construction:** Frame **Exterior:** Vinyl Siding

Roof: Composition Shingle, replaced in February 2024

**Garage:** Attached 2-Car Garage **Square Footage:** 1,505 sq. ft.

Lot Size: 0.16 acres Year Built: 2004 Heating/Cooling: Gas Heat/ Central AC

Water/Sewer: Public

**Zoning:** Medium Density Residential

Taxes: \$4,216

HOA Fees: \$85/month

School District: Manheim Central SD

Township: Penn Twp.

#### Main Floor

Kitchen/Dining/Living, 35'3 x 14'7, carpet, vinyl, vaulted ceiling in living area

Master Bedroom, 16'4 x 13'9, carpet, vaulted ceiling, ceiling fan,

walk in closet

Master Bathroom, 5' x 8'4, vinyl, double vanity, linen closet

Full Bathroom, 5'6 x 7'2, vinyl, shower

Laundry in Hall Closet

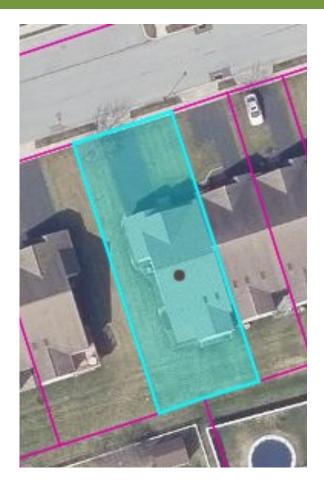
Bedroom, 11' x 12'2, carpet, closet

#### **Basement**

Unfinished 59'9 x 28'9, concrete floor, daylight, walk out basement

HOA covers snow removal & basic lawn maintenance.

\*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.