



HESS
AUCTION GROUP

PUBLIC AUCTION

WELL LOCATED MANHEIM HOME

Tuesday, September 9, 2025 • 6pm

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

This well-located end-unit town-home offers the convenience of first-floor living in a quiet cul-de-sac neighborhood. The main level features an open-concept layout with a vaulted-ceiling 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, 1pm-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

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 contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

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.