

QUARRYVILLE 5 BEDROOM HOME W/ GOLF COURSE VIEW

Thursday, September 4, 2025 • 6pm

44 OAK RIDGE DR.
QUARRYVILLE, PA 17566

This well-maintained home is tucked away on a quiet dead-end street and offers views of the Tanglewood Manor golf course from the backyard. **The first floor features** a cozy living room, an eat-in kitchen, a formal dining area, a half bath, and a spacious family room with a stone fireplace and access to the back deck—ideal for relaxing or entertaining. **You'll also find** two bedrooms, a full bathroom, and a dedicated laundry room on the main level. **Upstairs, the home boasts** three additional bedrooms and another full bathroom. **Additional amenities include** an unfinished basement with a fireplace, an attached garage, and a large outdoor deck, perfect for entertaining friends and family. **Don't miss this great home in Lancaster County with easy access to Routes 222 & 272!**



Open Houses: Sat. August 23, 10am-12pm
& Mon. August 25, 5pm-6:30pm
Or Call For An Appointment



FEATURES



ATTACHED GARAGE



OUTDOOR DECK



FIREPLACES

Auction for: George Tierney
Attorney: Scott Albert

LEAD AUCTIONEER: Phil Nissley



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

Type: Cape Cod
Construction: Frame
Exterior: Metal Siding
Roof: Composition Shingle
Garage: Attached
Square Footage: 2,298 sq. ft.
Lot Size: 0.69 acres
Year Built: 1974

Heating/Cooling: Electric Heat
Water/Sewer: Well Water/Septic Sewage
Zoning: Residential Low Density
Taxes: \$3,871
School District: Solanco SD
Township: East Drumore Twp.

First Floor

Entry Way, 10'6 x 6'17, laminate
Living Room, 14'9 x 13'3, carpet, built in's
Dining Room, 14'9 x 12'8, carpet
Family Room, 12'8 x 19'2, carpet, wood paneling, stone fireplace, ceiling beams, deck access
Laundry Room, 18'2 x 5'9, laminate, garage access
Half Bathroom, 4'9 x 5'9, laminate
Eat In Kitchen, 14'9 x 11'9, laminate, painted cabinets, deck access
Bedroom, 11'2 x 14'6, carpet, closet
Full Bathroom, 8'9 x 5'3, laminate, walk in shower, grab bars
Bedroom, 12'6 x 13'3, carpet, closets

Second Floor

Bedroom, 14'9 x 12'6, carpet, closet
Bedroom, 11'9 x 16'4, carpet, closet
Bedroom, 14'8 x 13'9, carpet, closet
Full Bathroom, 9'7 x 10'4, laminate, tub/shower, double vanity
Hall Closet

Basement

Unfinished, garage door, fireplace
Quiet property on dead end road, backyard borders golf course



**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.