

ETTERS 4 BEDROOM HOME

Tuesday, September 23, 2025 • 6pm

25 MULLIGAN DR.
ETTERS, PA 17319

This four-bedroom home is located in a quiet residential neighborhood with easy access to Routes 382, 83, and 262, as well as the local elementary school and Valley Green Golf Course. **The first floor features** a cozy living room, eat-in kitchen, formal dining area, spacious family room, and a convenient powder room. **Upstairs, you'll find** a master suite with an attached full bath, along with three additional bedrooms and a second full bath. **The finished daylight basement includes** a laundry area, open living space, and walkout access to a multi-tier deck. **Additional amenities include** an attached one-car garage, sun porch, outdoor shed, and a private fenced yard. **While the home could benefit from some cosmetic updates, it offers excellent potential to become your family's next home.**



Open Houses: Sat. September 13, 10am-12pm
& Mon. September 15, 5pm-6:30pm
Or Call For An Appointment



FEATURES

 MASTER SUITE

 ATTACHED GARAGE

 MULTI TIERED DECK

Auction for: James D. Kauffman Estate
Attorney: Scott Mitchell

LEAD AUCTIONEER: Phil Nissley



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Type: Two Story
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingles
Garage: Attached
Square Footage: 1,600 sq. ft.
Lot Size: 0.42 acres
Year Built: 1972

Heating/Cooling: Electric Baseboard/Central AC
Water/Sewer: Public
Zoning: Residential
Taxes: \$4,297.17
School District: West Shore SD
Township: Newberry Twp.

First Floor

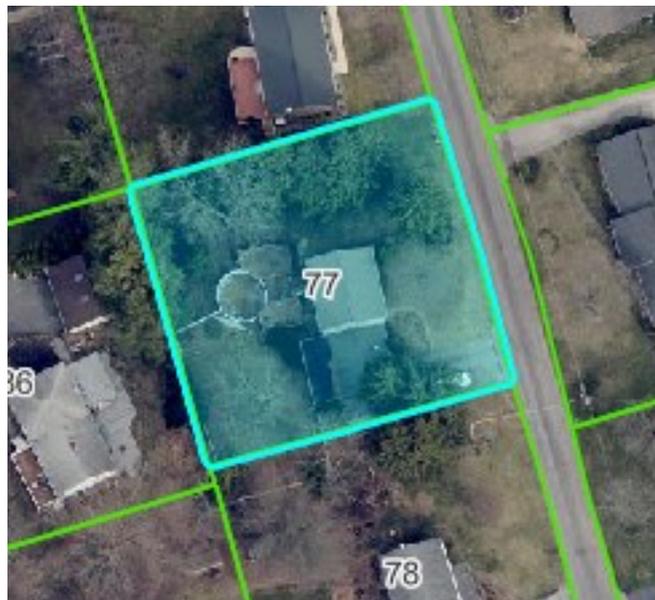
Entry Way, 11'7 x 4', coat closet
Living Room, 11'9 x 18'4, hardwood
Half Bathroom, 4'6' x 2'3
Eat in Kitchen, 11' x 6'7
Family Room, 11'5 x 21'7, brick floor, garage access, screened in porch access
Screened in Porch, 11'5 x 35'7, concrete floor

Second Floor (hardwood steps, linen closet)

Bedroom, 8'9 x 9'7, hardwood, closet
Full Bathroom 5'6 x 4'6, vinyl, tub/shower
Master Bedroom, 10'7 x 17'3, hardwood, walk in closet
Master Bathroom, 5'18 x 7, tile, glass divider in shower
Bedroom/Office, 9'3 x 8'9, hardwood, closet
Bedroom, 8'1 x 10'2, hardwood, closet

Basement

Family Room, 27'7 x 21'5, concrete floor, wood walls, walk out access to deck
Laundry Room, 11'2 x 10'5



**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.