HESS AUCTION GROUP

PUBLIC AUCTION

PENN MANOR BRICK COUNTRY HOME ON 4 ACRES

Thursday, October 9, 2025 • 6pm

184 Pittsburg Valley Rd.
Conestoga, PA 17516

Tucked at the end of a long driveway, this brick country home, nestled on 4.08 acres, offers a private setting for you and your family! **The main floor of the home** features a family room with a fireplace, an eat in kitchen with an island, a formal dining room and living room, a convenient powder room, a spacious office, and a dedicated laundry area. **The second floor hosts** a master suite with an attached bathroom and walk in closet, three additional bedrooms and another full bathroom. **The large unfinished basement offers** plumbing for a potential bathroom, bilco doors, mechanicals, and more. **Step outside to enjoy a** brick patio, two garden plots, flowering spring trees, and colorful day lilies surrounding the home, plus a concrete slab ready for a shed. **Additional amenities include** an open staircase, hardwood floors, and easy access to the Susquehanna River. **Don't miss the chance to make this beautiful country retreat your new home!**

Open Houses: Sat. Sept. 27, 10am-12pm
& Mon. Sept. 29, 5pm-6:30pm
Or Call For An Appointment

FEATURES

- FOUR BEDROOMS
- WELL MAINTAINED LANDSCAPING
- HARDWOOD FLOORS

Auction for: Jonathan Luciano
Attorney: Gretchen M. Curran

LEAD AUCTIONEER: Phil Nissley

717-664-5238 or 877-599-8894 www.hessauctiongroup.com contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC. AY000253L

Type: Colonial
Construction: Masonry
Exterior: Brick
Roof: Composition Shingle
Square Footage: 2,528 sq. ft.
Lot Size: 4.08 acres
Year Built: 1991

Heating/Cooling: Electric Heat & Central AC
Water/Sewer: Well Water & Septic Sewage
Zoning: Agricultural
Taxes: $7,337
School District: Penn Manor SD
Township: Manor Twp.

First Floor

Formal Entry, 10'5 x 10'4, hardwood, closet, basement access
Kitchen, 14'8 x 20'12, vinyl, island
Sunken Family Room, 14'6 x 12', hardwood, fireplace, wood walls
Dining Room, 10'8 x 14'5, carpet, sliding door
Living Room, 13'2 x13', carpet
Half Bathroom, 4'9 x 4'9, hardwood
Laundry Room, 10'3 x 4', tile, side entrance, closet
Office, 12'6 x 9'4, carpet, built in bookshelves/desk, wood ceiling

Second Floor

Bedroom, 12'5 x 11'3, carpet, closet, ceiling fan
Bedroom, 14'5 x 13', carpet, closet, ceiling fan
Bedroom, 11'5 x 10'2, carpet, closet, ceiling fan
Master Bedroom, 13' x 13'6, carpet, walk in closet, ceiling fan
Master Bathroom, 10' x 12'9, carpet and tile, garden tub, shower stall, closet

Basement

Unfinished

Reverse Osmosis
Central Vac.

Included: Dishwasher, Microwave, Range,
2 Ovens, Fridge, Washer & Dryer, Wood Stove

Recent Replacements:
2014– Roof • 2020—HVAC • 2021—Well Pump • 2021—Washing Machine • 2022—Microwave
2023—Hot Water Heater • 2023—Neutralizer Head • 2024 - Dishwasher • 2024 - Well Tank
2024 - Water Main Pipes • 2025 - Porch • Aug. 2025 - Septic Pumped

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.