

SURPRISINGLY LARGE RANCH HOME ON 3+ ACRES

Saturday, December 6, 2025 • 10am

**5640 ELIZABETHTOWN RD.
MANHEIM, PA 17545**

This surprisingly spacious ranch home sits on **3.13 acres** and offers both privacy and convenience with easy access to downtown Manheim, Routes 72, 76 & 283. **The main floor features** a formal living room, an open kitchen and dining room, an expansive family room with large windows and access to outdoor deck. **This floor continues with** three bedrooms, a full bathroom, a laundry room, and a powder room. **The finished walkout basement provides even more living space, hosting** an additional family room, a full kitchen, and another full bathroom. **Outside, enjoy abundant wildlife and a wraparound deck**—perfect for entertaining or relaxing. **Additional amenities include** an attached 1-car garage, a basement garage, and a detached shed with an overhead garage door and its own driveway. **Don't miss this rare opportunity in Rapho Township!**



**Open Houses: Sat. Nov. 15, 10am-12pm
& Mon. Nov. 17, 4:30pm-6pm
Or Call For An Appointment**



FEATURES

-  **WRAP AROUND DECK**
-  **LARGE FAMILY ROOM**
-  **FINISHED WALKOUT BASEMENT**

Auction for: Henry Faus
Attorney: JD Young

LEAD AUCTIONEER: John M. Hess



 717-664-5238 or 877-599-8894

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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Ranch
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: Attached
Square Footage: 1,772 sq. ft
Lot Size: 3.13 acres
Year Built: 1960

Heating/Cooling: Oil Heat Hot Water Baseboard / Central AC
Water/Sewer: Well Water / Septic Sewage
Zoning: Agricultural
Taxes: \$5,031
School District: Manheim Central SD
Township: Rapho Twp.

Main Floor

Living Room, 13'3 x 15'6, hardwood, closet
Kitchen/Dining, 13'3 x 21'8, hardwood, ceiling fan, corian countertops, tile backsplash, recessed lighting, island, kitchen remodeled in 2010
Family Room, 17'5 x 19'6, hardwood, recessed lighting, large windows, access to wrap around deck
Half Bathroom, 2'9 x 8'9, vinyl
Bedroom/Office, 11'2 x 10'1, hardwood, closet
Bedroom, 12'9 x 13'4, carpet, closet
Bedroom, 13'3 x 11', hardwood, closet
Laundry Room, 7'6 x 7'3, vinyl, closet
Full Bathroom, 10' x 8'9, vinyl, tub/shower

Basement

Full walk out basement, family room, full kitchen, basement garage
Full bathroom, 8'5 x 8'6, vinyl, walk in shower

Exterior

Wrap around deck in rear of home, lots of wildlife, including deer and birds
One car attached garage and one car basement garage
Detached shed with overhead garage door and separate driveway



**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.