

CONESTOGA 3 BEDROOM HOME W/ 48'X44' SHOP

Saturday, November 8, 2025 • 2pm

1046 LETORT RD.
CONESTOGA, PA 17516

This property, set on over an acre, includes a three-bedroom home and a 48'x44' shop with two spacious bays & overhead garage doors—perfect for hobbies, projects, or extra storage. **The shop is heated & insulated and includes** office space, a convenient half bath and a storage room. **The main level of the home offers** a living room, an eat-in kitchen, three bedrooms, and a full bathroom with a dedicated laundry closet. **The finished basement expands the living space with** a second family room featuring a bar, a full bathroom, and a versatile room ideal for a home office or guest space. **Additional amenities include** an attached two-car garage, an extra wide macadam driveway, a covered back patio, and convenient access to community parks, the Susquehanna and Conestoga Rivers, and Route 999. **This property offers a unique opportunity you won't want to miss!**



Open Houses: Sat. Oct. 25, 10am-12pm
& Mon. Oct. 27, 5pm-6:30pm
Or Call For An Appointment



FEATURES



TWO SPACIOUS BAYS



ATTACHED 2-CAR GARAGE



FINISHED BASEMENT

Auction for: Matt Mays
Attorney: Nathan Saxton

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

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Type: Ranch
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: Attached 2-Car
Square Footage: 1,288 sq. ft.
Lot Size: 1.10 acres
Year Built: 1974

Heating/Cooling: Heat Pump & Hot Water Baseboard
Water/Sewer: Well Water / Septic Sewage
Zoning: Agricultural
Taxes: \$4,439
School District: Penn Manor SD
Township: Manor Twp.

Main Floor:

Kitchen, 11'3 x 18'4
Living Room, 15'2 x 17'8
Bedroom, 11'1 x 11'8, closet
Bedroom, 12'0 x 13'2, closet
Bedroom, 12'0 x 14'3, closet
Full Bathroom, 7'10 x 11'3, with laundry closet

Finished Basement:

Family Room, 26'x x28', with bar
Full Bathroom, 6'3 x 7'5
Additional Room, 12'8 x 13'0, closet

Detached Shop/Masonry Building:

Bay 1, 23'6 x 40'
Bay 2, 15'3 x 40'
Storage, 7'6 x 31'
Small Office
Half Bathroom

House: 200 Amp
Shop: 100 Amp

**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.