

LANCASTER CITY BRICK HOME

Tuesday, March 17, 2026 • 6pm

309 N. RESERVOIR ST.
LANCASTER, PA 17602

This brick semidetached home, situated in a residential neighborhood, offers easy access to downtown Lancaster and Routes 22 & 283. **The first floor of the home features** a cozy living room with wood burning fireplace, a kitchen, and a formal dining area. **Upstairs, you will find** two bedrooms and a full bathroom **with a finished attic space on the third floor.** **Additional amenities include** a partially finished basement with laundry space, a private backyard with flower beds, a detached one car garage, and off-street parking. **Whether you're searching for a first home, looking to downsize, or seeking an investment opportunity, this property is one you won't want to miss!**



**Open Houses: Sat. March 7, 10am-12pm
& Mon. March 9, 5pm-6:30pm
Or Call For An Appointment**



FEATURES



FINISHED ATTIC



PARTIALLY FINISHED BASEMENT



DETACHED GARAGE

Auction for: Kathy Groff Estate

Attorney: Tom Gish

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

Type: Duplex
Construction: Masonry
Exterior: Brick
Roof: Slate
Garage: Detached 1-Car
Square Footage: 1,450 sq. ft.
Lot Size: 0.06 acres
Year Built: 1937

Heating/Cooling: Hot Water Radiators
Water/Sewer: Public
Zoning: Residential Semi-Detached
Taxes: \$4,331
School District: Lancaster SD
Township: Lancaster City (W6)

First Floor

Living Room, 19'5 x 13'2, carpet, wood burning fireplace
Dining Room, 13'2 x 10'11, carpet, ceiling fan, chair railing
Kitchen, 13'3 x 7'11, vinyl, outside entrance, pass through window to Dining Room

Second Floor

Bedroom, 13'1 x 13'2, carpet, closet, ceiling fan
Bedroom, 13'2 x 11'1, carpet, closet, ceiling fan
Full Bathroom, 7'7 x 5'8, vinyl, tub/shower

Third Floor

Finished Attic, 19'2 x 15'7, hardwood, closet

Basement

Finished Area, 18'8 x 12'8
Laundry, 12'4 x 18', outside entrance

Exterior

Detached one car garage
Off Street parking (total parking for 3 cars)

**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.