

PENN TWP RANCH STYLE HOME W/ IN-LAW SUITE

Tuesday, July 7, 2026 • 6pm

723 West Sun Hill Rd,
Manheim, PA 17545

This well-located Manheim home offers comfortable living spaces and excellent potential for extended family accommodations. The property could benefit from some cosmetic updates, offering a great opportunity to add your own personal touches and style. The main level features a welcoming entryway, comfortable living room, kitchen with adjoining dining area, family room, full bathroom, and two bedrooms.

A separate in-law quarters provides excellent flexibility and includes its own kitchen, living and dining area, bedroom, full bathroom, and laundry room with shower—ideal for multi-generational living, guests, private living space, or even a flexible office or workspace setup.

The finished attic adds even more versatility and could serve as an additional bedroom, office, hobby room, or bonus living area. Unfinished attic storage space offers added convenience, along with an additional attic area above the garage accessible by pull-down steps.

The unfinished basement includes a kitchenette, mechanical area, and plenty of storage potential. Additional amenities include a large detached garage and storage shed, providing ample space for vehicles, tools, equipment, or workshop use.

This property offers a unique combination of flexible living space, storage, and functionality in a convenient Manheim location.



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



FEATURES

 SPACIOUS LAYOUT


 4 BEDROOMS

 STORAGE SHED



Auction for: Alan Secrest / Ralph G. Secrest Estate
Attorney: Scott E. Albert

LEAD AUCTIONEER: JOHN M. HESS

 717-664-5238 or 877-599-8894

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Type: Rancher
Construction: Frame & Masonry
Exterior: Brick & Siding
Roof: Composition Shingles
Garage: Attached
Square Footage: 1,974 Sq. Ft.
Lot Size: 0.27 Acres
Year Built: 1965

Heating/Cooling: Electric Baseboards
Water/Sewer: Septic / Well
Zoning: Agricultural
Taxes: \$4,560
School District: Manheim Central SD
Township: Penn Twp

Main Floor

Entryway, 12'8 x 4'1, LVP, coat closet
Living Room, 15'2 x 12', sub floor only, bow window
Kitchen/Dining Area, 29'6 x 12'3, vinyl
Family Room, 11'1 x 14', carpet, ceiling fan, patio access
Full Bathroom, 11' x 6'3, tile, tub/shower
Bedroom, 14'7 x 14'7, hardwood, 2 closets, ceiling fan
Bedroom, 11' x 10', hardwood, closet

In-Law Quarters

Full Bathroom, 4'9 x 7', vinyl, tub/shower, nice size closet outside bathroom
Kitchen, 11'4 x 12'4, vinyl, brick wall, outside/private entrance to quarters
Living/Dining, 12'3 x 23', hardwood, ceiling fans, corner fireplace, brick wall
Bedroom, 11' x 17', carpet
Laundry room w/ shower, 9'4 x 5'6

Attic

Finished space could be a potential bedroom, 19'6 x 12'
Unfinished Storage space
Additional attic space above the garage w/ pull down steps

Basement

Unfinished, kitchenette, mechanicals

Exterior

Large Detached garage
Storage shed



***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.

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