

MANHEIM AFFORDABLE STARTER HOME

Thursday, August 6, 2026 • 6pm

413 Thrush Drive,
Manheim, PA 17545

This Manheim home features a comfortable and functional layout in a peaceful community. **The main living area includes** a combined living room, dining area, and kitchen, along with a bright sunroom that provides additional living space. A washer and dryer are conveniently located in a hall closet for everyday ease. **The main level also offers** a full bathroom, one bedroom, and a spacious primary bedroom with its own private bathroom. **The basement is currently unfinished, providing** ample storage space or the opportunity for future finishing. **With its practical layout, desirable location, and potential for personal updates, this property is ready to suit a variety of needs.**



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




FEATURES



Auction for: Mary Tabaka Est
Attorney: Young & Young

LEAD AUCTIONEER: JOHN M. HESS



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Type: One Story Townhouse
Construction: Frame
Exterior: Vinyl
Roof: Composition Shingle
Garage: Attached
Square Footage: 1,388 Sq. Ft.
Lot Size: 0.09 Acres (Per Lancaster County GIS)
Year Built: 2003

Heating/Cooling: Warmed & Cooled Air
Water/Sewer: Public
Zoning: Medium Density Residential
Taxes: \$3,641
School District: Manheim Central
Township: Penn Twp

Kitchen/Dining/Living Room, 13'2 x 35'4, hardwood, coat closet and pantry in kitchen, vaulted ceiling in living area, skylight, ceiling fan, corner fireplace

Sun Room, 9'5 x 14'11, carpet, outside entrance

Washer and dryer in hall closet

Full Bathroom, 5'9 x 7', vinyl, shower

Bedroom, 10'1 x 11'1, hardwood, closet

Master Bedroom, 13'5 x 16'5, carpet, walk in closet

Master Bathroom, 8' x 7'5, vinyl, walk in closet, tub/shower

Basement

Unfinished, poured wall, concrete floor

HOA covers snow removal and basic lawn maintenance

****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.