



HESS
AUCTION GROUP

PUBLIC AUCTION

2 BEDROOM LANCASTER CONDO

Wednesday, September 16, 2026 • 6pm

964 Elm Avenue,
Lancaster, PA 17603

This Lancaster home in the exclusive “Carriages on Elm” community offers a spacious first-floor layout featuring an entryway with garage access, kitchen, living room, laundry room, full bathroom, bedroom, and a primary bedroom with private full bathroom. **The unfinished second floor provides** excellent potential for additional living space and includes a roughed-in full bathroom, bedroom with walk-in closet, and open area ready to be finished to suit your needs. **Additional amenities include** a built-in slab in place of a basement, attached garage, and a small private rear patio. **With a spacious first floor and valuable second-floor potential, this Lancaster property is ready for your vision and finishing touches.**



Open Houses:
Tues. Sept 1, 5pm-6:30pm
& Sat. Sept 12, 10am-12pm
Or Call For An Appointment



FEATURES



FIRST FLOOR LAUNDRY



CONVENIENTLY LOCATED



ATTACHED GARAGE

Auction for: Robert H. Ritter Estate
Attorney: Lindsey Schoenberger

LEAD AUCTIONEER: JOHN M. HESS



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Two Story Townhouse
Construction: Frame
Exterior: Vinyl
Roof: Composition Shingles
Garage: Attached
Square Footage: 1,295 Sq. Ft.
Lot Size: 0.00
Year Built: 2007

Heating/Cooling: Warmed & Cooled Air
Water/Sewer: Public
Zoning: Residential
Taxes: Approximately \$4,013,
School District: Lancaster SD
Township: Lancaster Twp
HOA Fees: \$600/quarter

First Floor

Entryway, 7'1 x 6'6, coat closet, garage access
Kitchen, 16'5 x 9'6, Eat in, vinyl, closet pantry
Living Room, 18'2 x 18'6, carpet, ceiling fan, gas fireplace
(not in working order)
Laundry Room, 5'3 x 5'8, vinyl, storage under stairs
Full Bathroom, 7'1 x 4', vinyl, walk in shower
Bedroom, 11' x 11', carpet, walk in closet, ceiling fan
Master Bedroom, 14' x 15', carpet, ceiling fan
Master Bathroom, 12'5 x 6'9, vinyl, shower, walk in closet

Unfinished Second Floor

Roughed in full bathroom, 5' x 8'
Bedroom w/ walk in closet, 16'8 x 15'3
Open Area 11' x 15'

No basement, built on slab
small private rear patio



***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.