



HESS
AUCTION GROUP

PUBLIC AUCTION

DENVER 3 BEDROOM RANCH HOME

Thursday, October 15 - 6pm

11 Bill Dr.
Denver, PA 17517

This ranch home is in need of some cosmetic updates but offers plenty of possibilities. **The home features** a living room, eat-in kitchen, sunroom offering additional space for relaxing or entertaining, laundry room, and full bathroom. **The home also includes** three bedrooms, including a primary bedroom with a private bathroom.

Outside, the property includes four sheds, providing ample storage for tools, equipment, and more. **With a functional layout and plenty of potential, this property is ready for its next owner to make it their own.**



Open House:

**Sat. October 3, 10am-12pm
& Mon. October 5, 5pm-6:30pm
Or Call For An Appointment**



FEATURES



4 SHEDS



SUNROOM



FUNCTIONAL LAYOUT

Auction For: Michael E. McDade
Attorney: Young & Young

LEAD AUCTIONEER: PHIL NISSLEY



717-664-5238 or 877-599-8894

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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: One Story Residence
Construction: Frame
Exterior: Metal
Roof: Composition Shingles
Square Footage: 1,152 Sq. Ft.
Lot Size: 0.19 Acres
Year Built: 1986

Heating/Cooling: Oil Hot Air, Window AC Units
Water/Sewer: Public
Zoning: Suburban Residential
Taxes: \$2,551
School District: Cocalico SD
Township: East Cocalico Twp

Living Room, 13'x 12'12, carpet, ceiling fan
Eat in Kitchen, 7'11 x 14'8, vinyl
Laundry Room, 6' x 6', vinyl, outside entrance
Full Bathroom, 7'9 x 5'6, vinyl, tub/shower
Bedroom, 8'5 x 11'7, carpet, closet, ceiling fan
Bedroom, 8'5 x 11'5, carpet, closet, ceiling fan
Master Bedroom, 14'2 x 12'1, carpet, walk in closet
Master Bathroom, 11'1 x 6'9, carpet, vinyl, open to Bedroom

The plumbing was updated approximately five years ago with PEX piping.
A new roof was installed in 2025.



***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.