

“Horst Auctioneers”

PUBLIC SALE

RESIDENTIAL REAL ESTATE EAST HEMPFIELD TOWNSHIP

THURSDAY, MARCH 14, 2024 AT 6:00 P.M.

Located at 2329 Spruce St., (Manheim 17545), East Hempfield Township, Lancaster Co., PA
(Directions: Rt. 72 – Just north of East Petersburg, Turn Right onto Pine Dr. to corner of Pine Dr. & Spruce St.)



BRICK RANCH STYLE DWELLING WITH ATTACHED GARAGE
(Approx. 1,250 sq. ft. Living Space)

ROOM SIZES

Living Room: 11 x 20 ½ Kitchen: 10 ¼ x 11 Dining Area: 10 ¼ x 10 ½ Sun Room: 11 ½ x 14 ½
Bedroom: 11 ½ x 15 ¼ Bedroom: 10 ½ x 11 Bedroom: 9 x 12 ¼

The first floor contains a living room with formal brick fireplace, bow window and guest closet (hardwood); kitchen with built-in cabinets, electric stove, refrigerator, space saver microwave(vinyl); dining area (hardwood); sun room (w/w carpet); 3 bedrooms with closets (hardwood); full bathroom with linen closet (vinyl); wooden deck; small covered front porch.

Full basement with concrete floor; recent (2010) Burnham hot water furnace with baseboard heat; oil fired hot water heater; 275 gallon oil tank; 200 amp electric service with breakers; well and pressure system; water softener; on-site septic system; laundry/hookups (in basement with laundry sink and in small bedroom on first floor); Central AC.

19 x 24 ATTACHED OVERSIZED ONE CAR GARAGE (with 12 x 7 Overhead Door & Auto Opener; Entry Doors; Stairway to Basement)

10 x 14 FRAME GARDEN SHED

LOT SIZE – 100' x 130' (M/L)

HEMPFIELD SCHOOL DISTRICT – APPROX. \$3,700 TOTAL YEARLY R.E. TAXES

This circa 1964 all brick rancher has a recent asphalt shingle hip roof and offers a low maintenance exterior along with a nice floor plan with three bedrooms, an oversized one car garage and full basement on a nice level lot in a convenient location just off Rt. 72. Be sure to inspect this affordable single property being sold at an Estate Public Sale!

OPEN HOUSES – Saturdays, March 2 & 9 from 1 PM-3 PM or for inspection/information, call (717) 629-8559

*TERMS OF SALE - \$20,000 down payment on the day of sale; balance at settlement on or before 5/13/2024.

Purchaser pays both realty transfer taxes. Property sold as-is.

**Financing or bridge loan available to qualified buyers. Call Douglas Nedimyer at ENB (717) 738-5495.

Young & Young, Atty.