

“Horst Auctioneers”

PUBLIC SALE RESIDENTIAL REAL ESTATE MANHEIM

THURSDAY, NOVEMBER 21, 2024 AT 4:00 P.M.

Located at 52 Sunset Avenue (Manheim 17545), Penn Twp., Lancaster Co., PA

(Directions: Rt. 72 South of Manheim, Turn West onto Sun Hill Rd., Left onto Parkhill Dr., Right onto Sunset Dr.)



HOLLAND STONE RANCH STYLE DWELLING

(Approx. 1,560 sq. ft. Living Space)

ROOM SIZES

Living Room: 13 ½ x 19 ¼
Bedroom: 10 x 13 ½

Dining Room: 10 ¾ x 13 ¼
Bedroom: 11 x 12

Kitchen: 10 x 13 ¼
Sun Room: 9 ½ x 15 ¼

Bedroom: 12 x 13 ½
Laundry: 6 ½ x 8 ½

The first floor contains a living room with stone fireplace and picture window (w/w carpet over hardwood); dining room with patio door (w/w carpet over hardwood); kitchen with built-in cabinets, GE side by side refrigerator, electric stove (linoleum); 3 bedrooms with closets (w/w carpet over hardwood); full bathroom with half tile walls (linoleum); sun room (w/w carpet); laundry room with auto washer and dryer (linoleum); half bathroom (linoleum).

Full basement with concrete floor; updated oil fired hot air furnace with central AC; electric water heater; municipal water and sewer.

12' x 22' ATTACHED ONE CAR GARAGE (with Single Overhead Door & Auto Opener)

9 ½' x 21 ½' ATTACHED COVERED CARPORT

10 x 12 FRAME GARDEN SHED

LOT SIZE – 90' x 160' (M/L)

MANHEIM CENTRAL SCHOOL DISTRICT – APPROX. \$3,600 TOTAL YEARLY R.E. TAXES

This circa 1963 Holland stone rancher is in need of some cosmetic work and updating, but offers one floor living with 3 bedrooms, 1 ½ baths, single car garage, carport and a full basement on a nice level lot on a quiet side street with easy access to Rt. 72. Be sure to inspect this affordable property being sold at Public Sale!

OPEN HOUSES – Saturdays, November 9 & 16 from 1 PM-3 PM or for inspection/information, call (717) 669-7770

*TERMS OF SALE - \$20,000 down payment on the day of sale; balance at settlement on or before 1/20/2025.

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

Steven Blair, Atty.



HORST

AUCTIONEERS

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AU1767L

**Sale For:
GERALDINE G. GOOD ESTATE**