

## 3 BEDROOM MOUNT JOY HOME w/ LARGE BACKYARD

Tues. August 13, 2024 • 6pm

552 CHURCH ST.  
MOUNT JOY, PA 17552

**T**his 3-bedroom Mount Joy Borough home is a great family home, nestled on a large lot just off Route 230, minutes from Route 283. **The upper level** features a living room, eat-in kitchen with dining area, 3 bedrooms and a full bathroom. **The lower level** hosts a large family room with an outside entrance, spacious laundry room and partially remodeled full bathroom. **The basement** offers a large open room with propane fireplace, a great opportunity for additional living space, and the mechanicals. **Relax outside on the 2-tier deck**, overlooking your semi-private backyard and lush herb garden. **Additional amenities** include an attached 1-car garage, 2 large storage sheds, and walking distance to many stores/shops and restaurants.



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



### FEATURES

 GREAT LOCATION


 PERFECT FAMILY HOME

 2 FULL BATHROOMS

Auction for: Rodney E. Myers Estate  
Attorney: Scott Albert

LEAD AUCTIONEER: Phil Nissley



 717-664-5238 or 877-599-8894

 [www.hessauctiongroup.com](http://www.hessauctiongroup.com)

 [contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

**Type:** Split Level  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Composition Shingle  
**Garage:** Attached 1-Car Garage  
**Square Footage:** 1,030sq. ft.  
**Lot Size:** 0.49 acres  
**Year Built:** 1987

**Heating/Cooling:** Electric Baseboard Heat  
**Water/Sewer:** Public  
**Zoning:** Low Density Residential  
**Taxes:** \$4,117  
**School District:** Donegal SD  
**Township:** Mount Joy Borough

### Main Level

Living Room, 17'4 x 11'6, laminate, ceiling fan  
Kitchen/Dining, 10'9 x 20, vinyl, access to deck

### Upper Level

Bedroom, 9'4 x 11'3, laminate, closet, ceiling fan  
Full Bath, 9'8 x 3'5, tub/shower, closet  
Bedroom, 10' x 13', subfloor exposed, closet, ceiling fan  
Bedroom, 9'3 x 12'8, laminate, closet, ceiling fan

### Lower Level

Family Room, 11'18 x 16'7, laminate, double closets, built in shelves, ceiling fan  
Laundry Room, 11' x 9'4  
Unfinished Full Bath, 8'7 x 6'3

### Basement

Unfinished, 19' x 22, gas stove

**\*All Measurements Approximate\***



**\*For information about financing 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.

### LENDERS

**Chris Karshin**  
Fulton Bank  
717-682-0693  
CKarshin@fultonmortgag  
ecompany.com

**Dwight Rohrer**  
Bank of Bird-In-Hand  
717-572-1492  
drohrer@bihbank.com

**Megan Livengood**  
Bank of Bird-In-Hand  
717-929-2208  
mliven-  
good@bihbank.com

**Marvin Charles**  
Farm Credit  
717-368-7387  
mcharles@horizonfc.com

**Dale Hershey**  
Uninvest  
717-519-7077  
hersheyd@uninvest.net

**Jason R. Landis**  
First Citizens Community  
Bank  
717-575-7435  
jrandis@myfccb.com

**Josh Housekeeper**  
Ephrata National Bank  
717-738-5473  
agdept@epnb.com

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.