

3 BEDROOM HOME AND VACANT RESIDENTIAL LOT

Thursday, October 3, 2024 • 6pm Real Estate
Parcel 2 To Be Sold Immediately After

PARCEL 1 W/HOME: 613 WOODCREST AVE.
LITITZ, PA 17543
PARCEL 2: 615 WOODCREST AVE.
LITITZ, PA 17543

The home on Parcel 1 is nestled in a quiet neighborhood and has convenient access to downtown Lititz and Route 772. The **main floor hosts** a cozy living room with fireplace, a kitchen, a formal dining room, three bedrooms, and a full bathroom. **Additional amenities include** a basement, outdoor shed, and attached garage. **This property needs some cosmetic updating but offers a great starter home or opportunity for a growing family.**



**Open Houses: Sat. Sept. 21, 10am-12pm
& Mon. Sept. 23, 5pm-6:30pm
Or Call For An Appointment**



Parcel 2 is a **0.32-acre residential zoned lot** with access to public water and sewer, giving you the perfect opportunity to build your dream home. **This lot is located directly next to Parcel 1.**

FEATURES

 WELL-LOCATED

 ATTACHED GARAGE

 FIREPLACE

Auction for: Mildred K. Metzler Estate
Attorney: JD Young

LEAD AUCTIONEER: Philip D. Diller
For More Information, Please Call Phil Diller at (717) 371-9801



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Parcel 1 w/ Home:

Type: Ranch
Construction: Frame
Exterior: Plywood
Roof: Composition Shingle
Garage: Attached 1-Car
Square Footage: 1,390 sq. ft.
Lot Size: 0.34 acres

Year Built: 1959
Heating/Cooling: Furnace Oil
Water/Sewer: Public
Zoning: Residential
Taxes: \$3,561
School District: Warwick SD
Township: Warwick Twp

Parcel 2:

Lot Size: 0.32 acres
Water/Sewer: Public
Zoning: Residential
Taxes: \$974
School District: Warwick SD
Township: Warwick Twp

Home on Parcel 1:

Main Level:

Kitchen: 13' 10" x 12' 7"
Dining Room: 10' 11" x 10' 5"
Living Room: 28' x 12' 9"
Bedroom: 10' 8" x 13' 9"
Bedroom: 11' 3" x 11' 7"
Bedroom: 10' 5" x 10' 5"
Full Bathroom: 6' 11" x 10"

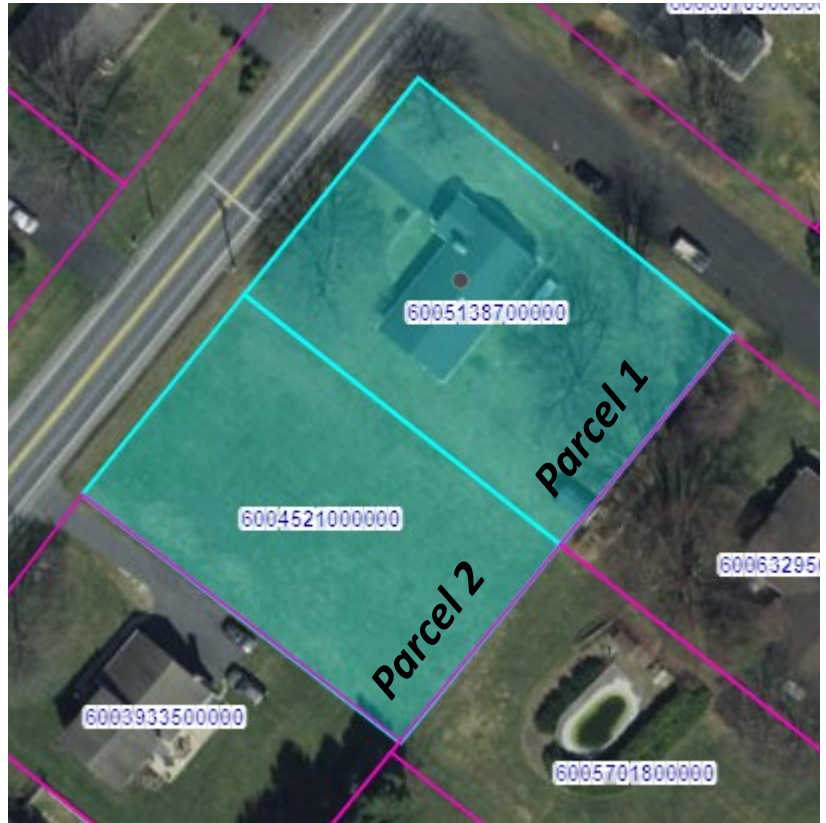
Lower Level:

Basement: 42' x 26' 7"
Garage: 12' 5" x 22' 10"

Exterior:

Outdoor Barn Style Shed: 10' x 14'

***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

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