

SINGLE-FAMILY DWELLING

Thursday, November 14, 2024 • 5pm

20 S. CHARLOTTE ST.
MANHEIM, PA 17545

This 3-bedroom brick home with 9ft ceilings is nestled in the heart of Manheim with great walkability to shops and restaurants. **The first floor features** a cozy living room, formal dining room, kitchen, and full bathroom. **The second floor hosts** three bedrooms, a full bathroom, and a balcony, accessed through a bedroom and a second staircase. **Additional amenities include** a detached 2-car garage with storage space, a new furnace added in 2023, and easy access to Route 72 and 772. **This home is in need of cosmetic updating but offers great potential for a future home or investment property!**



Open Houses: Sat. Nov. 2, 10am-12pm
& Mon. Nov. 4:30pm-6pm
Or Call For An Appointment



FEATURES



WELL LOCATED



DETACHED 2-CAR GARAGE



HIGH CEILINGS

Auction for: Leslie C. Evans Estate
Attorney: Ann Martin—GKH

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Two-Story Townhome
Construction: Masonry
Exterior: Brick
Roof: Composition Shingle
Garage: Detached 2-Car Garage
Square Footage: 1,696 sq. ft
Lot Size: 0.15 acres
Year Built: 1870

Heating/Cooling: Oil Hot Water Radiators
Water/Sewer: Public
Zoning: Residential
Taxes: \$4,021
School District: Manheim Central SD
Township: Manheim Borough

First Floor:

Living Room: 13' 11" x 14' 10", hardwood floors
Dining Room: 13' 9" x 17' 10", hardwood floors
Full Bathroom: 5' 11" x 8' 0", tile floors
Kitchen: 11' 3" x 14' 5", tile floors
9' Ceilings

Second Floor:

Bedroom 1: 10' 3" x 13' 10", hardwood floors
Bedroom 2: 7' 9" x 11' 5", hardwood floors
Bedroom 3: 10' 7" x 13' 6", hardwood floors
Full Bathroom: 6' 10" x 7' 3", vinyl floor

Exterior:

2-Car Garage: 19' 3" x 19' 5", includes storage (19' 3" x 9' 6")

***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.

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