

## COUNTRY 4 BEDROOM HOME

Saturday, February 1, 2025 • 10am

215 BENDER MILL RD.  
LANCASTER, PA 17603



**T**his 4-bedroom country home is well maintained and is a perfect home for you and your family! The main floor features a large family room with a brick fireplace, modern kitchen, and a formal dining room and living room. **This floor also offers** a newer sun room with access to the family room, a large master suite with full bathroom, as well as three additional bedrooms and a full bathroom. **The finished daylight basement hosts** a wood fireplace, full bathroom with tiled floor, laundry space, bar unit, and a storage room. **Additional amenities include** an attached 2-car garage, two storage sheds, convenient access to Route 999, a multi-tiered deck, and hot tub cover, perfect for outdoor entertaining!

Open Houses: Sat. Jan. 18, 10am-12pm  
& Sat. Jan. 25, 10am-12pm  
Or Call For An Appointment



### FEATURES



FIREPLACES



MASTER SUITE



ATTACHED 2-CAR GARAGE

Auction for: Debra Gilchrest Estate  
Attorney: John Metzger

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:** Ranch  
**Construction:** Frame  
**Exterior:** Metal Siding  
**Roof:** Composition Shingle  
**Garage:** Attached  
**Square Footage:** 2, 336 sq. ft  
**Lot Size:** 0.70 acres  
**Year Built:** 1967

**Heating/Cooling:** Electric Heat/AC  
**Water/Sewer:** Well Water/ Septic Sewage  
**Zoning:** Low Density Residential  
**Taxes:** \$4,881  
**School District:** Penn Manor SD  
**Township:** Manor Twp

**Main Floor:**

**Living Room:** 14' x 20'  
**Dining Room:** 11' x 11' 10"  
**Kitchen:** 10' 4" x 11' 9"  
**Family Room:** 17' 4" x 24'  
**Master Bedroom:** 16' 2" x 21' 4"  
    **Master Bathroom:** 7' 6" x 8'  
**Bedroom:** 10' 11" x 12' 8"  
**Bedroom:** 11' x 12'  
**Bedroom:** 9' x 11"  
**Full Bathroom:** 6' x 12' 8"  
**Sunroom:** 12' 10" x 16' 6"

**Lower Level:**

**Partially Finished Basement**  
    **Finished Ares:** 24' 2" x 27' 8", wood stove, bar  
    **Mudroom/Laundry:** 7' x 17' 10"  
    **Full Bathroom:** 6' x 7'



**\*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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