

## EAST YORK 3 BEDROOM HOME

Saturday, January 25, 2025 • 1pm

3025 EASTERN BLVD.  
EAST YORK, PA 17402



Open Houses: Sat. Jan. 11, 10am-12pm  
& Sat. Jan. 18, 10am-12pm  
Or Call For An Appointment

**T**his 3 bedroom home offers easy access to Route 462 and 30 and is nestled in a quiet neighborhood. **The first floor consists** of a spacious living room, kitchen, formal dining room, an additional space currently used as an office and a powder room. **The second floor hosts** 3 bedrooms and a full bathroom with walk in tiled shower. **Additional amenities include** an unfinished basement, multiple fireplaces, sun-room, and fully finished outdoor garage complete with kitchen, fireplace, and a large storage space.



### FEATURES



QUIET NEIGHBORHOOD



FIREPLACES



FINISHED GARAGE



Auction for: Judith L. Goughnour  
Attorney: Marc Roberts

LEAD AUCTIONEER: John M. Hess

717-664-5238 or 877-599-8894

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

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

**Type:** Colonial  
**Construction:** Frame  
**Exterior:** Aluminum Vinyl  
**Roof:** Composition Shingle  
**Garage:** Detached  
**Square Footage:** 1,998 sq. ft.  
**Lot Size:** 0.41 acres  
**Year Built:** 1936

**Heating/Cooling:** Gas Fired Steam Boiler / Central A/C  
**Water/Sewer:** Public  
**Zoning:** Neighborhood Commercial  
**Taxes:** \$5,366.67  
**School District:** York Suburban SD  
**Township:** Springettsbury Twp

### First Floor:

**Kitchen:** 12' x 12' 11", laminate hardwood, rolling island, built-in range hood  
**Dining Room:** 14' 6" x 12' 2", hardwood  
**Living Room:** 17' 6" x 15' 2", hardwood, wood burning fireplace  
**Powder Room:** 5' x 3' 6", white tile floor  
**Office/Additional Room:** 18' x 9' 6", gas fireplace  
**Sun Room:** 12' 2" x 12' 5"

### Second Floor:

**Bedroom 1:** 12' 5" x 17' 8", carpet, double door closet  
**Bedroom 2:** 13' 2" x 11' 11", carpet, walk in closet  
**Bedroom 3:** 10' 10" x 15' 6", hardwood, 2 single door closets, built-in bookshelf  
**Full Bathroom:** 7' 5" x 5' 6", tiled, walk in shower

### Lower Level:

Unfinished Basement w/ laundry hook up

### Exterior:

Finished Garage: Kitchen (9' 4" x 18' 2"), wood fireplace, tile flooring,  
Other side (19' 9" x 18' 2"), tile & carpet



\*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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