

COLONIAL 4 BEDROOM HOME

Saturday, February 22, 2025 • 10am

481 MT. SIDNEY RD.
LANCASTER, PA 17602



This 4-bedroom colonial style home, nestled in a quiet neighborhood, offers easy access to Routes 340 and 30. **The first floor features** a living room, dining room, an eat-in kitchen, large pantry/laundry room, and a spacious family room with a fireplace and an attached powder room. **Upstairs, you'll find a** master suite with a full bathroom, along with three additional bedrooms and another full bathroom. **Additional amenities include** an oversized attached garage, unfinished basement, and a back patio, perfect for entertaining friends and family! **This home was built by E.G. Stoltzfus**, a reputable company in Lancaster County, known for good quality and craftsmanship.

Open Houses: Sat. February 8, 10am-12pm
& Sat. February 15, 10am-12pm
Or Call For An Appointment



FEATURES



OVERSIZED ATTACHED GARAGE



FIREPLACE



EAT IN KITCHEN

Auction for: Noreda Potts
Attorney: Young & Young

LEAD AUCTIONEER: Alec Hess



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

Type: Colonial
Construction: Frame
Exterior: Metal Siding
Roof: Composition Shingle
Garage: Attached
Square Footage: 1,879 sq. ft.
Lot Size: 0.37 acres
Year Built: 1979

Heating/Cooling: Oil Forced Air Furnace & Central AC
Water/Sewer: Well Water/Public Sewer
Zoning: Village Residential
Taxes: \$4,021
School District: Conestoga Valley SD
Township: East Lampeter Twp

First Floor:

Living Room: 11' 5" x 16' 5"
Kitchen: 11' 4" x 15' 6"
Dining Room: 11' 3" x 11' 5"
Family Room: 11' 4" x 16' 5", fireplace, attached powder room
Powder Room: 3' x 6' 7", no toilet or vanity, plumbing only
Laundry/Mudroom: 5' 1" x 17' 7"

Second Floor:

Master Bedroom: 11' 5" x 16' 5"
Master Bathroom: 5' 3" x 8'
Bedroom: 10' 2" x 13' 5"
Bedroom: 11' 3" x 12' 5"
Bedroom: 9' 1" x 12' 10"
Full Bathroom: 6' 2" x 7' 6"

Full Unfinished Basement w/ Crawlspace below Laundry
200 Amp Panel
Water Softener
Electric Hot Water
2- Car Garage w/ Small Workshop

***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
Univest
717-519-7077
hersheyd@univest.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.