

## COLONIAL 4 BEDROOM HOME

Saturday, February 22, 2025 • 10am

481 MT. SIDNEY RD.  
LANCASTER, PA 17602

**T**his 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:

LEAD AUCTIONEER: Alec 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:** 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

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