

COUNTRY 3 BEDROOM HOME & ADJACENT 0.61 ACRE RESIDENTIAL LOT

Thursday, March 27, 2025
6pm Parcel 1 (Parcel 2 To Follow)
PARCEL 1: 794 FAIRVIEW RD.
MOUNT JOY, PA 17552
PARCEL 2: 786 FAIRVIEW RD.
MOUNT JOY, PA 17552

This well-maintained home on Parcel 1 is nestled in a country setting and offers easy access to Routes 772 and 230. The main floor of the home features a cozy living room with a stone fireplace, an eat-in kitchen with access to a sun porch, and a convenient powder room. The spacious master suite includes a full bath, while two additional bedrooms, another full bath, and a laundry room complete the main level. The unfinished basement hosts a large open area with lots of potential to create wonderful entertaining space. Additional amenities include a beautiful farmland view, attached garage, a large lot, and easy access to downtown Mount Joy!

Parcel 2 is a vacant residential lot, totaling over half an acre, and located directly next to Parcel 1. Whether you are looking for an opportunity to build your dream Lancaster County home or looking to keep the two parcels together, this is a piece of land you do not want to miss!



Open Houses: Sat. March 15, 10am-12pm
& Mon. March 17, 4:30pm-6pm
Or Call For An Appointment



FEATURES



FARMLAND VIEWS



CUSTOM BUILT HOME



LARGE LOT

Auction for: Joy Sumpman Estate
Attorney: Young & Young

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

Parcel 1:

Type: Ranch
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: Attached
Square Footage: 1,887 sq. ft.
Lot Size: 0.75 acres

Year Built: 2011

Heating/Cooling: Propane Heat
 /Central AC

Water/Sewer: Well Water/Septic**Zoning:** Low Density Residential**Taxes:** \$7,566**School District:** Donegal SD**Township:** Mount Joy Twp. (Lower)**Parcel 2:****Lot Size:** 0.61 acres**Zoning:** Low Density Residential**Taxes:** 1,475**School District:** Donegal SD**Township:** Mount Joy Twp. (Lower)**Parcel 1:****Main Floor -**

Kitchen/Dining 22'1 x 16', laminate, custom cabinets, tile backsplash, closet, access to Sun Porch

Sun Porch, 11'5 x 13'1, carpet, ceiling fan, wood ceiling, ceiling beam from local farm

Living Room, 14'4 x 14'8, laminate, bow window, corner fireplace w/ stone

Master Bedroom, 13'8 x 14'1, carpet, walk in closet, ceiling fan

Master Bathroom, 9' x 5'1, vinyl, double vanity, shower, closet

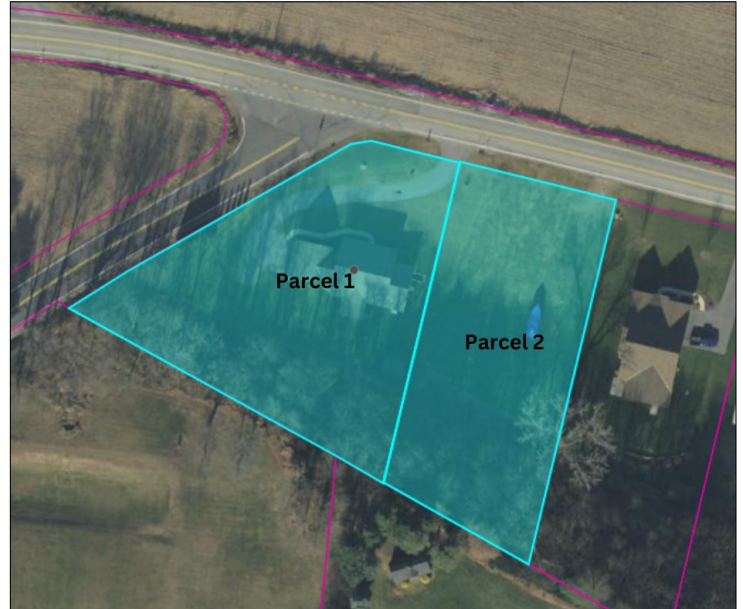
Bedroom, 10'7 x 11', laminate, lighted closet, ceiling fan

Full Bathroom, 13'2 x 2'9, vinyl, tub/shower

Bedroom, 11'4 x 9'9, laminate, lighted closet, ceiling fan

Laundry Room, 7'3 x 14'1, garage access, closet, outside entrance

Half Bathroom, 5'8 x 7'3, vinyl

**Basement -**

Unfinished, 47' x 27', concrete floors and walls, large open area with lots of potential to create wonderful entertaining space
 mechanicals found in large storage closet

One owner custom built home, central vac, grab bars throughout, all appliances being sold with real estate, central air conditioning

***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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