

# PUBLIC AUCTION

3 Bedroom Ranch House on 1.40 Acres

Elm Area

Saturday, July 13, 2013 @ 1:00 PM

716 W. Newport Road, Lititz, PA 17543, Penn Twp., Lancaster Co, Manheim Central School District

From Rt. 501 take W. Newport Rd for 2.9 miles to property on left.



Covered Porch 14 x 18

Family Room 13 x 19

Kitchen 9 x 13

Dining Room 11 x 12

Living Room 13 x 19

Full Bath

Master Bedroom 13 x 13

Master Bath

Bedroom 9 x 12

Bedroom 11 x 12

Lower Level Family Room 27 x 40

Attached 2 Car Garage

**This 1,638 sq. ft. Stone & Brick Home** is situated on a flat open lot with expansive lawns and a gorgeous view of rolling farmland. The solid built home features a 39 handle cherry kitchen w/glass cook top, microwave, and wall oven; a family room with built-in bookshelf niche; dining room; living room with a stone gas burning fireplace; 3 bedrooms; a laundry area and two full baths. The lower level features a huge rec room w/ a brick hearth and flue, a cold cellar w/shelves, and an outside exit. This is a well maintained house with meticulous landscaping, paved driveway, a whole house fan, and central vac. Electric heat w/ central air, on site well and septic. **Attached 2 car garage w/electric opener and a 12 x 20 Storage Shed.**

**Zoned:** Res **Taxes:** \$3,848

**Open House:** Saturday, June 22, 29 & July 6 (1-3 pm) or anytime by apt. call 610-286-5183

**Terms:** 10% down day of sale; settlement within 45 days of sale **Terms By:** Ida H. Wenger

***This is a very desirable property with an exceptional setting on over 1.4 acres of land! Seller is down sizing and is motivated to sell!***



Merle Eberly - 2417-L

Alvin Horning - C.Ivan Stoltzfus CAI

**HFA** **HORNING**  
**FARM AGENCY, INC.**  
REALTORS • AUCTIONEERS • APPRAISERS

610-286-5183

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



# Plotting & Aerial



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