

# PUBLIC AUCTION

4 BR 2 1/2 Story House on .14 Acre

**HOPELAND AREA**

**TUESDAY, SEPTEMBER 19, 2017 AT 6 PM**

713 Hopeland Rd, Lititz, PA 17543, Clay Twp, Lancaster Co, Ephrata Area School District

From Rt. 322 W. in Clay, take N Clay Rd 1.1 mi, left on Hopeland Rd 0.2 mi to property on right.



Living Rm: 11 x 18	Kitchen 8 x 15	Dining Rm 11 x 11	Laundry: 7'6 x 10	Full Bath: 7'6 x 11
Half Bath 4'6 x 7'6	Bed Rm: 10 x 11	Bed Rm: 11'6 x 12	Bed Rm: 9'6 x 13	Bed Rm: 10 x 11

**This 2 1/2 Story home offers 1,408 sq. ft. of living space** and is situated on a country lot w/a fenced back yard. The first floor of the house features a Kitchen w/tiled floor, quartz countertops, electric range, and refrigerator; Dining Room w/tiled floor; Living Room w/carpet; Laundry w/vinyl floor; Full Bath w/vinyl floor and built-in hutch; and 1/2 Bath w/vinyl floor. The second floor has 4 bedrooms w/carpet and an 11'6 x 7 balcony. The home also has a full attic; full basement; 11'6 x 7 covered front porch; electric baseboard heat; on site well and public sewer.

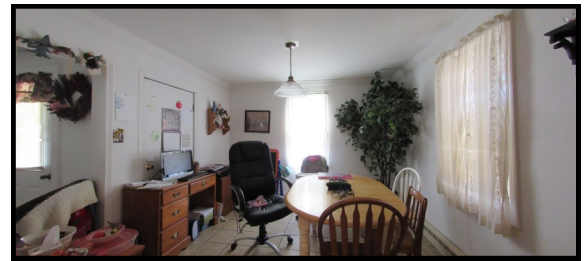
**Ideal affordable starter home or investment property! Exterior is maintenance free with vinyl replacement windows. Owner is motivated to sell, plan to attend.**

**Taxes:** \$2,207 **Open House:** Saturday, September 2, 9 & 16 (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:** Owen McLaughlin



Merle Eberly - Brian Oberholtzer  
Alvin Horning - C Ivan Stoltzfus CAI  
John Stauffer  
Horning Farm Agency, Inc. AY002091



[HorningFarmAgency.com](http://HorningFarmAgency.com)  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**