



PUBLIC AUCTION

Thursday June 30th 2022 6:00PM

52 Peacock Dr Lancaster PA 17601

3 Bedroom East Hempfield Rancher

This well-maintained ranch home in East Hempfield Township sits on 0.63 acres backed up by woods in a nice neighborhood. The main floor has 1332 sq ft. of living space with hardwood floors throughout, and consists of a large living room with wood-burning fireplace, kitchen, dining room, 3 bedrooms, full bathroom, linen closet, and a foyer with entryway closet. There is a full, daylight basement with laundry room, open lounge/storage area, wood-burning fireplace, and an oversized 1-car garage.

Public water/sewer. The natural gas furnace and central A/C is a new Carrier system installed by Ressler and Mateer in 2020 and is warranted until Oct/2025. Kitchen countertops, sink and backsplash updated in 2018. The 200 amp electric service, replaced in 2020, is new all the way out to the PPL connection. A 50-year architectural shingle roof was installed in 2010.

The outside includes a storage shed, privacy fence, and woods in the back of the property. The exterior is very low maintenance. Soffit, fascia and most trim is aluminum or capped with aluminum. There is very little traffic in the neighborhood since it is a cul de sac type development. Super convenient location with easy access to Rts. 23/30/283. 15 min to Lancaster. 30 min to York. 30 min to Harrisburg Airport. Only 3 min to grocery store/shopping center.

Attorney: W. Bryan Byler, Esq. from Byler & Winkle, P.C.

Please call 717-286-8282 to schedule a walk through.

10% down day of sale and balance due on or before 60 days.

John Carl Auction Company AY002149
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