



4 BED 4 BATH COLONIAL-STYLE 2 STORY ON 20.17 +/- ACRES
Cornwall/Iron Valley Area



PUBLIC AUCTION

Saturday, September 14, 2024 at 11:00 AM



488 Boyd St; Lebanon, PA 17042



Directions: From PA-501 in Brickerville, take US-322W 5 Mi, Right onto Boyd St to Property on Right.

Extraordinary Colonial Style 2 Sty Home on 20.17 +/- Acres, 3272 SF Living Area, Main Floor features a Kitchen/Dining Room combination w/Kitchen Island and Marble Countertops, Synthetic Stone surrounds the Stovetop & Wall Oven, Living Room boasts a Cathedral Ceiling with a loft exposing the Posts & Beams, Synthetic Stone Double-sided Fireplace, Foyer area w/woodstove and access to deck. Master BR w/Master Bath & Walk-in Closet. Additional Living Quarters features a Kitchenette, LR, BR & Bath, ideal for potential In-Law Quarters or Airbnb. Upper level consists of 2 Bedrooms each with their own Bathroom. CA, Radiant Floor Heat, Well, On-Site Septic, Full Basement w/Poured Walls, partially finished rooms that are drywalled, with potential for more living area. Attached Oversized 2 Car Garage. Paved Driveway with ample parking, all on a mostly wooded 20.17 +/- acres w/ approx. 1.5 +/- acres cleared around the house. Prime Hunting along with SGL 156 across the driveway. Horses permitted as conditional use. Cornwall-Lebanon Schools, Taxes-\$12,643. Enrolled in Clean & Green.

NOTE: Don't overlook this beautiful estate overflowing with character in the Cornwall/Iron Valley area featuring seclusion and privacy. Proximity to Routes 322, 422, 72 & Turnpike entrance, providing an easy commute to Harrisburg/Hershey/Lititz and Deck, Keller Bros and HIA Airports. **AUCTION ORDER:** #1 of 6 Properties.

OPEN HOUSE: Saturdays, Aug 17 & 24, from 1-3 PM or by appointment. For appointment, contact Joel at 717-383-5606.

TERMS: 10% Down at Auction, Balance in 45 Days.

SEE MORE INFO & PHOTOS: www.lhauctionsinc.com

LH AUCTIONS INC.
PA-AY002453

(717) 383-5606
Joel Heisey

Les LONGENECKER
(484) 256-1323

We're **SOLD** on serving you!

WWW.LHAUCTIONSINC.COM



Auction For:
Anthony J. Fitzgibbons
Attorney: Anthony J. Fitzgibbons (717) 279-8313
INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED
See Reverse Side for More Info →

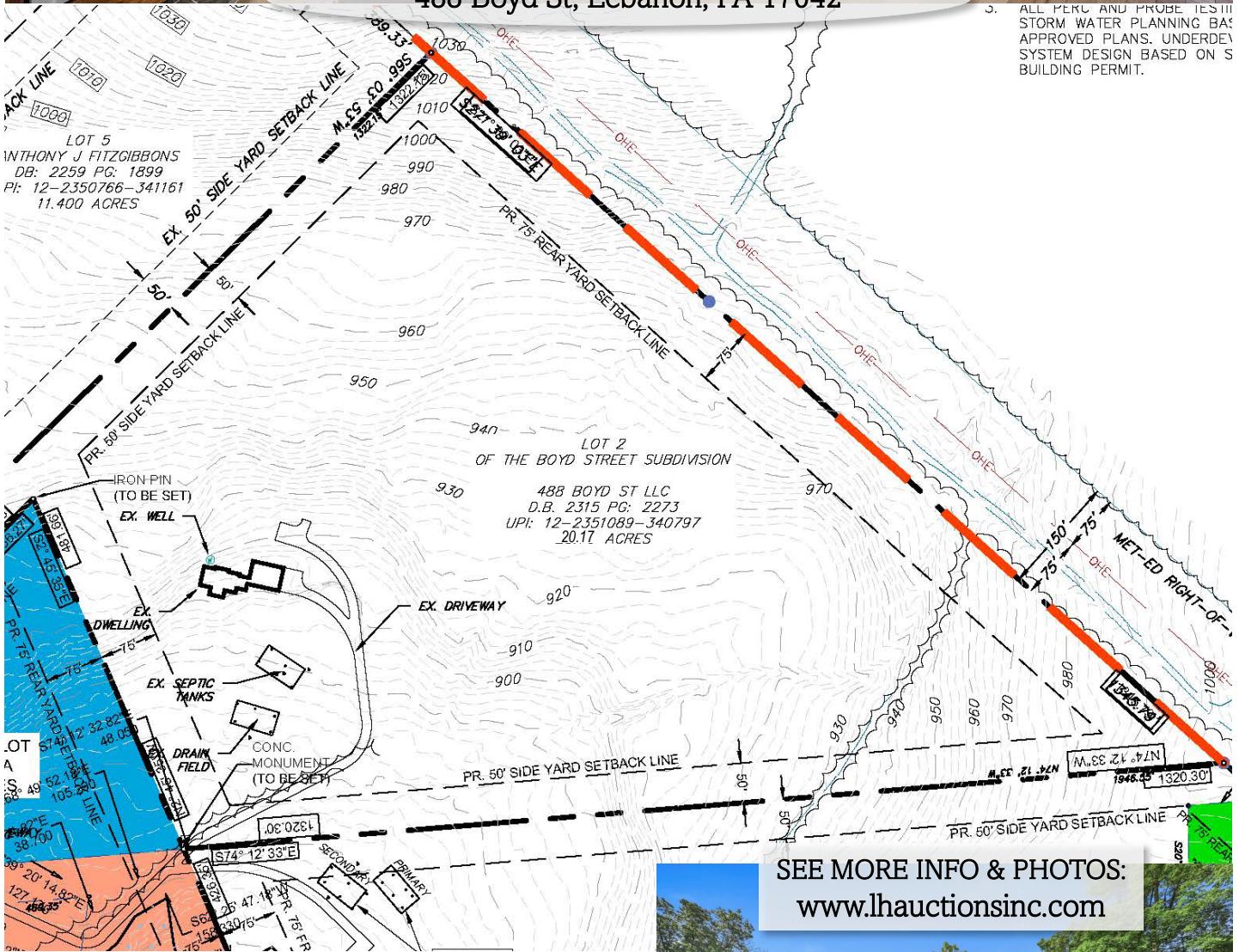
4 BR 4 BA COLONIAL-STYLE 2 STY ON 20.17 +/- AC in CORNWALL/IRON VALLEY AREA

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3. ALL PERC AND PROBE TESTS, STORM WATER PLANNING BASED APPROVED PLANS, UNDER DEVELOPMENT SYSTEM DESIGN BASED ON S BUILDING PERMIT.

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