



4 BED 3 BATH CUSTOM COLONIAL BRICK 2 STY ON 12.5 +/- ACRES  
Cornwall/Iron Valley Area

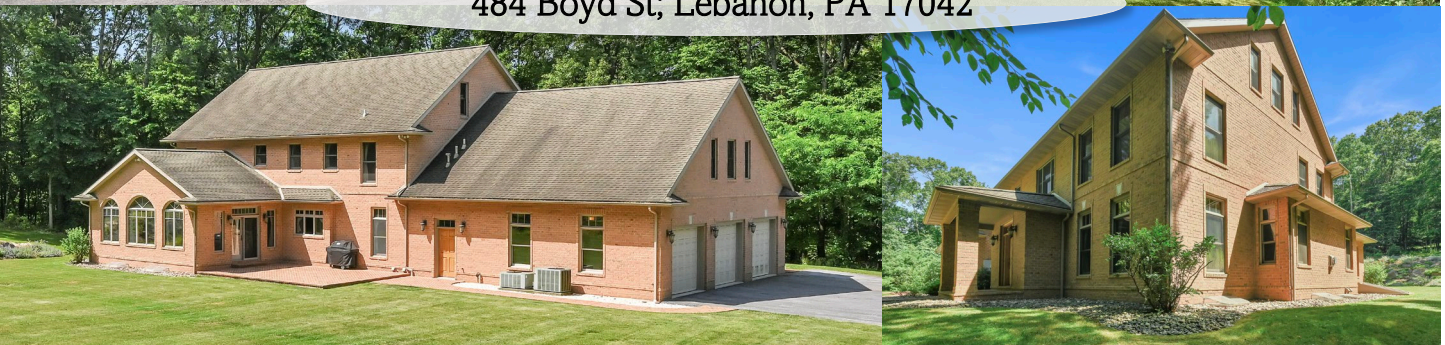


# PUBLIC AUCTION

Saturday, September 14, 2024 at 11:00 AM  
Real Estate at : AM, Followed by Personal Property



484 Boyd St; Lebanon, PA 17042



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

**Exceptional Custom Colonial Full Brick 2 Sty 4960 SF Home on 12.5 Acres.** Main floor consists of an Eat-In Kitchen with an abundance of Cabinets, Marble Countertops w/Tile Backsplash; Formal Dining Room; Living Room w/Gas Fireplace; Bright Family Room with lots of windows, built-in cabinets and access to patio; Office; Laundry Room; Full Bath. Upper Level has a spacious Master BR w/Full Bath and 2 large Walk-in Closets, and access to a Bonus Room; Three additional Bedrooms and Bath; All large rooms have either Hardwood or Tile Flooring; Bathrooms have Marble Countertops; \$100k worth of Emanuel Kauffman Built-In Cabinets. CA, Propane Radiant Heat w/2500 Tank, Basement is Poured Walls w/Radiant Heat and 10' high ceilings, roughed in plumbing for a Bathroom, Attached Oversized 3 Car Garage, Brick Patio and Sidewalks, Well, On-Site Septic, Whole House Generator. Cornwall-Lebanon Schools, Taxes-\$12,888.25, Zoned RF Residential Forest.

**NOTE:** This superior quality home built by Earl Weaver Contractors is situated on 12.5 +/- acres of mostly wooded land boasting privacy and seclusion. Nature at its finest, offering an abundance of wildlife, Ideal for your own hunting preserve. Borders State Game Land Area 156 with easy access to Routes 322, 72 & 419. A brief commute to Hershey/Lebanon/Lititz, 5 mi to PA Turnpike Exit 266, approx.11 mi to Deck and Keller Bros Airports and about 29 mi to HIA. Don't miss this once in a lifetime opportunity to purchase this remarkable One-Owner property! Seller highly motivated to sell!

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

**AUCTION ORDER:** #2 of 6 Properties.

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

SEE MORE INFO & PHOTOS: [www.lhauctionsinc.com](http://www.lhauctionsinc.com)



(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 BED 3 BATH CUSTOM COLONIAL BRICK 2 STY ON 12.5 +/- ACRES  
Cornwall/Iron Valley Area



# PUBLIC AUCTION

Saturday, September 14, 2024 at : AM  
Real Estate at : AM, Followed by Personal Property



484 Boyd St; Lebanon, PA 17042



(717) 383-5606  
**Joel Heisey**  
**Los 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