

GROFF
R.E. AUCTION

- Witmer Area -

.48 Acre Property "Quiet Setting"

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PUBLIC REAL ESTATE AUCTION

**4 Bdrm Cape Cod Dwelling w/Attached 2-Car Garage,
Sheds on .48 Acre Level Lot, Personal Property**

Saturday, February 15, 2025 @ 9:00 PM, Real Estate @ 12:00 PM

Location: 2343 Sue Ann Dr, Lancaster PA 17602 (Lancaster County) Auction held @ Witmer Fire Hall

Auction location address: 455 Mount Sidney Rd, Lancaster PA 17602

Directions: From Smoketown take 340 W turn R onto Mt Sidney Rd to R onto Sue Ann Dr to property on L



4 Bdrm Cape Cod Dwelling w/1652 sq ft finished area, 2 full baths, Attached 2-Car Garage, Sheds on .48 acre level lot

Main floor of house has an eat-in kitchen/dining rm w/solid oak custom cabinets & appliances, plenty of cabinet space, walk-in pantry, living rm, **full bath w/Safe Step walk-in tub**, master bdrm w/closet, office/den, partial open stairways leads to second floor where you'll find 3 bdrms w/closets, 1 w/lg walk-in closet, full bath w/shower, Also has a full basement w/575 sq ft finished area w/lg family room & lg brick fireplace, laundry area w/washer & dryer, Added amenity is a laundry chute from 2nd floor to basement, 16'x11' bonus/utility rm, **Bradford 50 gal water heater new 2024**, forced air heat/heat pump, Central AC, Central Vac, 200 amp service, Spacious 26'x21' attached 2-car garage. **Home has had some valuable recent exterior upgrades w/insulated tilt-in windows new in 2019 selling w/warranty**, 3 new exterior doors in 2020, **New roof in August 2024**. Interior could use some minor cosmetic upgrades. **This all is situated on a .48 Acre level lot in a quiet rural area** w/nice outback lawn area, mature shade trees & shrubbery, macadam driveway w/parking, on-site well & Public sewer, East Lampeter Twp., Conestoga Valley School District, Zoned Residential.

Note: After 41 years owners are downsizing giving you the opportunity to purchase a "one owner" single family dwelling which is located in a quiet neighborhood off of a rural back street. Would make a great residential or rental property. Great location w/easy & quick access to Rts 340, 30, 283 etc. Seller is moving out of the area & is serious to sell, Come prepared to buy!

Terms: 10% down @ auction. Settlement on or before April 1, 2025. Glick, Goodley, Deibler & Fanning attys.

Open House: Saturday's February 1st & 8th from 1-3 PM or by appointment. Contact auctioneer @ 717-327-1215 w/any questions or to schedule a private showing.

Attention Realtors: 1% Broker Participation offered to realtors who are the successful buyers. Please preregister 48 hrs prior to the auction.

We are now offering assistance with Bridge Loans and Down Payments. Call us @ 717-327-1215 for more information!

See more at [auctionzip.com](https://www.auctionzip.com) ID #44467

See back side also →

Auctioneers:
Elam Esh 717.327.1215
Amos Stoltzfus 717.738.9157
Leon Fisher 717.786.7217

LIC. #AY2246



**Lucinda Groff
(The Late Elvin (Rollie) Groff)
717-980-1756**



Personal Property Listing

Long Range electric Cruiser w/new batteries - vg cond! 1 other electric scooter, **Ariens Zoom 34 Zero turn lawn mower - vg cond!** Huskee 8HP/27" electric snowblower - vg cond! Electric chipper/shredder, Weed wacker, **Craftsman Pole saw - used once!** 16' ext ladder, lawn & garden tools, small hand tools, Kitchen/dining room tables, old ext table w/leaves & 10 matching chairs, 3 hutches, 2 corner cupboards, antique China closet, corner TV stand, Movie Witness cupboard, early refinished dry sink, refinished wood box, Stained 4-dr pantry cabinet, 4'x6' Cosco folding tables, numerous wdn chairs, matching chair & love seat, recliner, folding chairs, camping chairs, antique wdn highchair, 2 blanket chests, metal shelving, wooden end tables, kitchen/counter stools, wood desk w/key, filing cabinets w/keys, single bed, clothes tree, **Mini pool table - good cond!** wrought iron fireplace, wrought iron round table & 2 chairs, JD thermometer, lots of wall pictures, **Antique Planters peanut jar - very old!** Old Santa cookie jar, 2 old pig cookie jars, 1 w/little pigs, misc other cookie jars, set of old Berry dishes, lots of glassware, Christmas glasses & dishes, Advertising coffee mugs & other glasses, kitchenware, cookware, SS pots, pans etc, **lots & lots of totes w/lids**, Memorabilia pins and many other small items too numerous to mention! **Note: This is only a very brief listing, come see what we all find as totes are emptied.**
Auction Preview at the Witmer Firehall on Friday, February 14th from 1:00 - 5:00 PM!

- Dimensions -

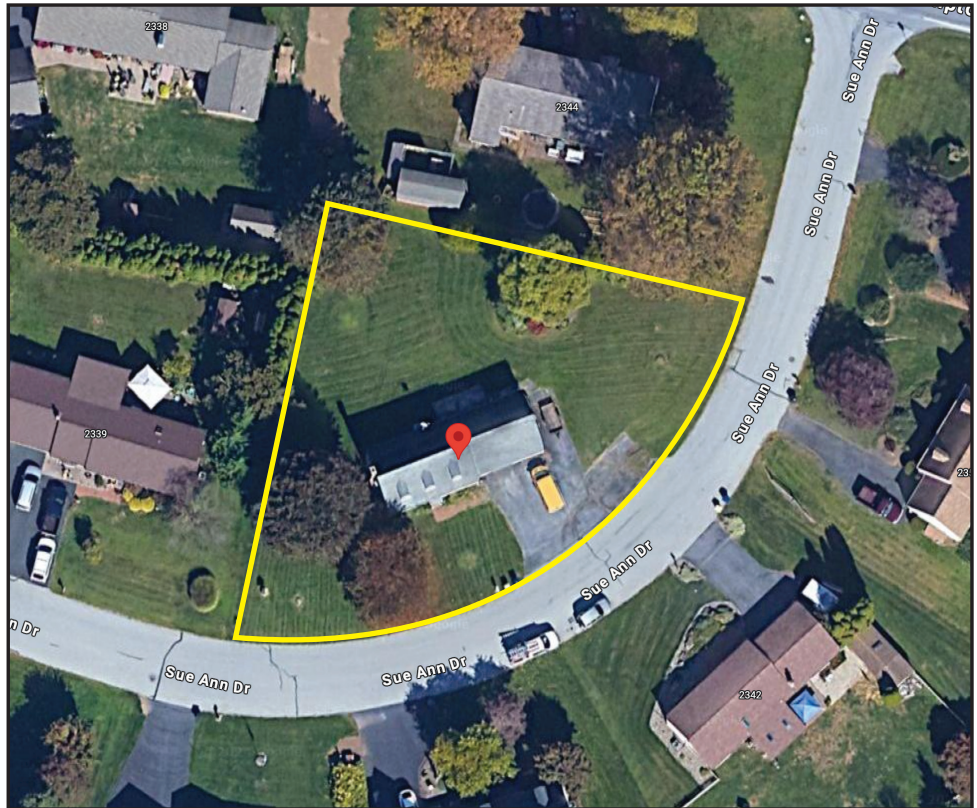
1st Floor Bedroom: 15'x12'
Bedrooms: 15'x14'
Bedroom: 15'x13'
Bedroom Above Garage: 26'x12' w/ lg walk-in closet
Kitchen/Dining Room: 16'x12'
Pantry: Walk-in
Living Room: 16'x12'
Office/Den: 12'x8'
Full Bath: 8'x7' w/Walk-in Tub
2nd Full Bath: 7'x5' w/shower

- Auction Info -

Come join us for the Groff auction where you'll find much more than listed! Auction held in heated building! Auction begins @ 9:00 AM. Real Estate @ 12:00 PM followed by furniture. Auction day announcements take precedence over all advertising. Auction Co & Sellers are not responsible for any accidents. Payment terms: Cash, Check or Card w/3% fee. Food Stand! Hope to see you there!

PROPERTY INFORMATION

Type: Cape Cod
Construction: Frame/Vinyl
Condition/Age: Good/1983
Roof/Condition: Asphalt/2024 (New)
Flooring: Vinyl/Carpet
Living Room: Yes
Family Room: Yes/Basement
Fireplace: Yes/Family Room
Laundry: Yes/Basement
Laundry Chute: Yes
Appliances: Full Line
Pantry: Walk-in
Bedrooms: 4
Basement: Full
Baths: 2 Full
Windows: Insu/Tilt-in/New 2019
Shed: 12'x16'
Heating: Forced Air/Heat Pump
Cooling: Central AC
Central Vac: Yes
Sewer: Public
Water: On-site
Lot Size: .48 Acres
Schools: Conestoga Valley
Taxes: \$ 3478.19
Township/Zoning: E Lampeter/Residential
Attorney: Glick, Goodley, Deibler & Fanning Atty's



Info deemed to be correct but not guaranteed.

See more at auctionzip.com No.44467

See front side also →

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