

LAPP
R.E. AUCTION

Conowingo (Maryland)

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2 Unit Investment Property on .75 Acre Lot

PUBLIC REAL ESTATE AUCTION

2 Bdrm & 3 Bdrm 2 Story 2 Unit Apartment, Sheds on .75 Acre Lot

Wednesday, October 9, 2024 @ 2:30 PM

Location: 744 Bell Manor Rd, Conowingo MD 21918 (Cecil County)

Directions: From Wakefield take Rt 222 S to R onto Pilottown Rd cont. onto Bell Manor Rd to property on left



2 Bdrm & 3 Bdrm 2 Sty 2 Unit Apartment, Sheds on .75 Acre Lot

Unit 1: 3 bdrm unit w/an eat-in kitchen/dining rm w/rsd panel cabinetry, pantry closet, laundry closet, living rm w/closets, master bdrm, 2nd floor has 2 bdrms w/ample closet storage, full bath w/tub/shower combo & closet, partial basement w/exterior access, 200 amp service, water heater, elec baseboard heat, 8'x22' covered porch, 12'x11' deck, 10'x14' storage shed.

Unit 2: 2 bdrm unit w/an eat-in kitchen w/oak rsd panel cabinets & peninsula, dining rm, living rm, 7'x8' laundry rm w/half bath, Kitchen & dining rm has newer vinyl plank flooring, 4'x7' entry way w/closets, 2nd floor features 2 bdrms, (1) w/5'x6' walk-in closet, full bath w/tub & shower combo, basement, 200 amp service, elec baseboard heat, 11'x11' deck, 10'x14' shed.

Situated on .75 Acres w/plenty of lawn area, mature shade trees, on-site well & sewer, parking area, Cecil County, Cecil County School District, Taxes \$2435.94, Both units are occupied with good tenants that would love to stay. Yearly gross income \$25,200.00

Note: Dandy 2 unit investment opportunity w/steady income and very reasonable taxes on .75 acre corner lot. Located in Conowingo Maryland a few miles south of the Pennsylvania line. Only minutes to Wakefield, Rising Sun and easy access to Rts 222, 272, 1 etc.

Terms: 10% down @ auction. Settlement on or before December 6, 2024.

Open House: Saturday, September 21 and Tuesday, October 1 from 5-7 PM. There will be no private showings available out of respect for tenants. Please attend open houses if possible. Contact auctioneer @ 717-327-1215 w/any questions.

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

Auction For:
Steven & Lydia Lapp
717-284-8942



- Dimensions Unit 1-

Master Bedroom: 15'x12'
Bedrooms: 15'x13'
Bedroom: 14'x13'7"
Kitchen/Dining Room: 15'x15'

Pantry: Closet
Living Room: 15'x14'
Full Bath: 8'x9'

- Dimensions Unit 2-

Master Bedroom: 15'x12'
Bedrooms: 14'x10'
Kitchen: 14'x11'
Dining Room: 10'x10'

Pantry: Closet
Living Room: 20'x10'
Full Bath: 9'x7'
Laundry w/half bath: 8'x7'

PROPERTY INFORMATION

Type: 2 Story
Construction: Frame/Vinyl
Condition: Good
Roof: Asphalt
Flooring: Vinyl/Carpet (Unit 1)
Flooring: Vinyl plank/Carpet (Unit 2)
Living Room: Yes (Each)
Laundry: Yes/Kitchen (Unit 1)
Kitchen: Yes (Each)
Pantry: Closet (Each)
Bedrooms: 3 (Unit 1)
Bedroom: 2 (Unit 2)
Basement: Partial (Each)
Baths: 1 Full (Each)
Deck: 12'x11' (Unit 1)
Porch: 22'x8' (Unit 1)
Deck: 11'x11' (Unit 2)
Shed: 10'x14' (Each)
Heating: Electric Baseboard (Each)
Sewer: On-site
Water: On-site
Lot Size: .75 Acres
Schools: Cecil County Schools
Taxes: \$2435.94



Info deemed to be correct but not guaranteed.

See more at auctionzip.com No.44467



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