

TAX MAP



PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

25 Oak Hill Road

Paradise, PA 17562

**Well Built & Kept Large Brick Rancher with
Detached 2 Story Garage/Shop on a Level**

Landscaped 1.116 Acre +/- Lot

Wednesday, November 3, 2021 - 12:00 PM

Paradise Twp – Pequea Valley School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 25 Oak Hill Drive, Paradise, PA 17562

DATE: Wednesday, November 3, 2021 - Noon

OWNER: Raymond J. Eshleman, Estate

★FEATURES★

Well Built and Kept Large Brick Rancher with Detached 2 Story Garage/Shop on a Level Landscaped 1.116 Acre +/- Lot Bordering Farmland on Two Sides. Great Property that is Seriously for Sale.
Don't Miss it.

★SPECIAL FEATURES★

Maple Country Kitchen with Breakfast Bar and Dining Area
Family Room Brick Fireplace & Built in Bookshelves
15'x29' Lower Level Rec Room and Shower
14'x18' Covered Patio with Skylights & Patio to Rear
28'x34' 2 Story 3+ Car Garage/Shop w/ Heat & Window A/C Unit
14'x60' Storage Barn with Overhead Door Access and Electric
Storage Barn with Overhead Door

★PURCHASE PRICE INCLUDES★

Propane Oven/Range

Dishwasher

Microwave Fan/Hood

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by December 10, 2021.

Buyer pays all Realty Transfer Taxes.

Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms.

★OPEN FOR INSPECTION★

Tuesday, October 5, 2021 from 4-6^{pm} &

Saturday, October 9, 2021 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 30 in Paradise at the East Side of Christ's Home
take Oak Hill Drive South to property on left.

*The information contained in this brochure is believed to be accurate,
but is not guaranteed.*

STYLE: One Story Brick Ranch
YEAR BUILT: 1964
LOT DESCR: 1.16 Acres +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 490-18277-0-0000
DEED REF: 4854-442
LIVING AREA: 1,837 sf +/-

TAXES: **YEAR: 2021**
 \$294 **School:** Pequea Valley
 \$773 **County:** Lancaster
 \$4,062 **Municipal:** Paradise Twp.
 \$5,129 **TOTAL**

3/4 Bedrooms 1 1/2 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	15'x20'	1st	Wall to Wall Carpet
OFFICE/DEN	10'x11'	1st	Wall to Wall Carpet
KITCHEN	13'x21'	1st	Vinyl
FAMILY	13'x18'	1st	Wall to Wall Carpet
BEDROOM	12'x14'	1st	Wall to Wall Carpet
BEDROOM	11'x14'	1st	Wall to Wall Carpet
BEDROOM	9'x13'	1st	Wall to Wall Carpet

BATHS: 1 ½ Baths on 1st Floor
LAUNDRY: Closet Off Kitchen
HEATING: Electric Hot Air/Central A/C
WATER HEATER: Electric
BASEMENT: Full/Partial Improvement
GARAGE: 1 Car Att. + 3 + Car Detached
WINDOWS/DOORS: Insulated Windows
WATER: Well
SEWER: Public
ROOF: Shingle

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