

# TAX MAP



# PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

**63 Harristown Road  
Paradise, PA 17562**

**Well Built One Story Home with Attached  
Oversized 2 Car Garage on a .53 +/- Acre  
Level Lot Bordering Farmland to Rear.  
Great Location w/ Easy Access to Major  
Routes-Don't Miss it!**

**Tuesday, September 24, 2024 - 6:00 PM**

Paradise Twp – Pequea Valley School District



**BARR  
DAVIS**  
AUCTIONEERS, LLC

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[www.barrdavis.com](http://www.barrdavis.com)

AY-002084

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**ADDRESS:** 63 Harristown Road, Paradise, PA 17562

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**DATE:** Tuesday, September 24, 2024 – 6 PM

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**OWNER:** Estate of Ruth P. Denlinger

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### ★FEATURES★

Well-built one-story home with attached oversized 2 car garage on a .53 acre +/- level lot bordering farmland to rear. Great location with easy access to major routes – don't miss it!

### ★SPECIAL FEATURES★

Crown Custom Oak Kitchen w/ Ceiling Fan/Light

Large Living Room

Den/Office Could be 3<sup>rd</sup> Bedroom

Basement Flue with Woodstove

9'x28' Front Porch

18'x28' 1 Bay Attached Garage

15'x23' 1 Bay Attached Garage

### ★PURCHASE PRICE INCLUDES★

Electric Oven/Range

Built in Dishwasher

Woodstove in Basement

### ★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by November 15, 2024.

Buyer pays all Realty Transfer Taxes.

### ★OPEN FOR INSPECTION★

Wednesday, August 21, 2024 from 4-6<sup>pm</sup> &

Sunday, August 25, 2024 from 1-3<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

### ★DIRECTIONS★

From Route 30 east of Paradise at stop light turn left on Belmont Road.

Make 1<sup>st</sup> right on Harristown Road to property on left.

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

**STYLE:** One Story Ranch  
**YEAR BUILT:** 1983  
**LOT DESCRIPTION:** .53 Acres +/- (Plot Plan on Back)  
**TAX PARCEL:** 490-09024-0-0000  
**DEED REFERENCE:** 5593-512  
**ZONING:** Residential  
**LIVING AREA:** 1,208 sq ft +/-

**TAXES:**           **YEAR: 2023**  
 \$2,599           **School:** Pequea Valley  
 \$464           **County:** Lancaster  
 \$176           **Municipal:** Paradise Twp.  
 \$3,240           **TOTAL**

**2/3 Bedrooms 1 bath**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENT</b>
<b>LIVING</b>	13'x20'	1 <sup>st</sup>	Wall to Wall Carpet
<b>DINING</b>	12'x13'	1 <sup>st</sup>	Wall to Wall Carpet
<b>KITCHEN</b>	13'x13'	1 <sup>st</sup>	Vinyl
<b>DEN/OFFICE</b>	10'x11'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	13'x13'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	9'x13'	1 <sup>st</sup>	Wall to Wall Carpet

**BATHS:** One Full Bath on First Floor  
**LAUNDRY:** Hookups in Den/Office & Basement  
**HEAT/COOL:** Oil Hot Water/Central A/C  
**WATER HEATER:** Summer/Winter Hookup  
**WINDOWS/DOORS:** Insulated with Some Replacement  
**BASEMENT:** Full/Concrete Floor  
**GARAGE:** Attached Oversized 2 Car Garage  
**WATER:** Well & Cistern  
**SEWER:** Public Sewer  
**ROOF:** Shingle

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