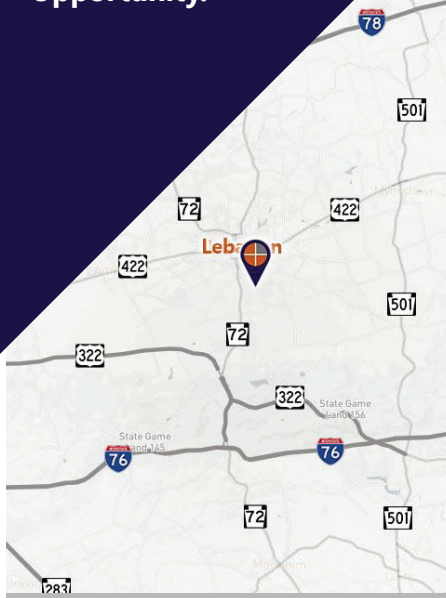


FOR SALE

35.1 +/- Acres of Land Available with a Proposed Residential Development Opportunity.



NEW HOME SALES MARKET DATA INCLUDED!

Darin R. Wolfe
Cell: 717.669.1187
drwolfe@truecommercial.com

Blaze Cambruzzi
Cell: 717.850.8702
blaze@truecommercial.com

Ted Hummel
Cell: 717.222.9625
tedhummel@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RESIDENTIAL DEVELOPMENT OPPORTUNITY

DEMOGRAPHICS

Variable	Residential Development Opportunity Wilhelm Ave. & S. Lincoln Ave. Lebanon, PA 17042			
	Radius from Site	1 mile	Township	School Dist.
Total Population		7,966	10,741	38,450
Population Density (Pop per Sq. Mile)		2,537.7	505.1	580.7
Total Households		3,468	3,924	15,117
Per Capita Income		\$27,307	\$30,076	\$33,279
Average Household Income		\$64,107	\$80,262	\$84,062
Average Disposable Income		\$52,280	\$64,113	\$66,721
Average Home Value		\$164,366	\$224,984	\$225,811
Owner Occupied Housing Units		2,131	3,080	11,747
Home Value \$250,000-\$299,999		132	422	1,455
Home Value \$300,000-\$399,999		71	217	1,242
Home Value \$400,000-\$749,999		24	93	762

Sourced: ESRI US Demographics | ArcGIS Platform

MLS Market Data

MLS Market Data - Summary of Selected Points		
Category	Low	High
Square Feet	2,141	3,236
Sale Price	\$ 395,990	\$ 545,990
Sale Price/SF	\$ 160	\$ 193
DOM	-	245

PROPERTY & MARKET OVERVIEW

TRUE Commercial is pleased to offer this residential development opportunity located in South Lebanon Township and Cornwall-Lebanon School District. At 35.1 acres, the site offers the builder/developer to expand existing residential development in this highly desirable market area of Lebanon County. Favorable demographics, reputable schools, parks and convenient access to health care and nearby amenities foster new housing construction and growth.

Property is directly adjacent to *Strathford Meadows*, where construction continues in a growing residential development featuring newly-constructed and attractive 1 and 2-story homes with both front and side-load garages, and sidewalks. Property also borders a section of the *Lebanon Valley Rails to Trails*.

The area is served by gas, electric and public water and sewer.

Conceptual site plan included in Offering Memorandum for discussion purposes only. It is based on a conceptual lot yield analysis obtained by the Seller for up to 46 home sites and, in part, portrays access connections to, and a continuation of lot sizes and similar home footprints to those found in the adjacent *Strathford Meadows* residential development.

PROPERTY DETAILS

- Sale Price: \$2,600,000
- Parcel Size: 35.1 +/- Acres
- School District: Cornwall-Lebanon
- Municipality: South Lebanon Township
- Natural Gas: Available
- Electricity: Available
- Water/Sewer: Public
- Topography: Flat/Sloping



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

ESTABLISHED REGIONAL MAP



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

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CONCEPTUAL LAYOUT | LOT YIELD



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AERIAL DRONE PHOTO OF PARCEL



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AERIAL DRONE PHOTO OF PARCEL



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

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LEBANON COUNTY, PENNSYLVANIA

ABOUT LEBANON COUNTY



First settled in 1723, Lebanon County was created by an Act of Assembly in 1813 from portions of Dauphin and Lancaster Counties. The original German settlers tilled the valley's fertile soil, creating an economic base that continues today and blends with the residential, commercial and industrial development presently occurring. Also reflective of Lebanon County's "Pennsylvania Dutch" heritage are its pastoral landscape, attractive farms and outstanding dairy and pork products, especially Lebanon Bologna. Lebanon County also is blessed with an abundance of open space and conservation lands that provide numerous recreational opportunities.



The Lebanon Valley Rail Trail is a National Recreation Trail. The rail trail goes from the southwestern border of Lebanon County and goes through Colebrook, Mt. Gretna, Cornwall, and the city of Lebanon.

Lebanon County's leading conference and event destination, the Lebanon Valley Exposition Center & Fairgrounds has 75,000 square feet of indoor display space within eight connecting buildings, 70+ acres of beautiful fairgrounds, and state of the art livestock and equestrian amenities. They have many different halls and open areas around the fairgrounds that makes Lebanon Valley Exposition Center ideal for banquets, sporting events, trade shows, animal shows and sales, equipment displays, and more



Mount Gretna is a beautiful summer resort area popular for its well-known summer theater, summer art show, and active Chautauqua cultural programs. The Whitaker Center, Giant Center, Lebanon Community Theater and the Hershey Theater offer cultural arts and entertainment. Lebanon Valley College and Harrisburg Community College (Lebanon campus) also offer educational opportunities, within a short driving distance of our district.

ABOUT CORNWALL-LEBANON SCHOOL DISTRICT



Cornwall-Lebanon School District is located in the south-central part of Lebanon County, Pennsylvania, and encircles the city of Lebanon. The district consists of 70 square miles inhabited by more than 31,000 residents, including those living in several planned retirement communities. Cornwall-Lebanon School District is composed of the townships of South Lebanon, North Cornwall, West Cornwall, and North Lebanon, in addition to the boroughs of Cornwall and Mount Gretna, and a portion of the city of Lebanon known as Fairview Heights Annex.

With a student population of approximately 4,798, Cornwall-Lebanon School District is the largest of six school districts in Lebanon County. Along with the other Lebanon County districts, it is a member of the Lancaster-Lebanon Intermediate Unit 13. The Lebanon County Career and Technology Center is located within District boundaries.

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

MLS MARKET DATA | HOME 1

PALN2004404
46 Monticello Dr, Lebanon, PA 17042

Residential Sale
Agent Synopsis
Closed | 09/30/22
\$566,655
11/30/2022 10:56 AM



Close Price: \$566,655
Structure Type: Detached
Style: Traditional
Levels/Stories: 1
Unit Building Type:
Lot Acres / SqFt: 0.34a / 14810.4sf / Estimated

Close Date: 09/30/22

List Price: \$566,655

Concessions Amt:

Year Built: 2022
New Construction: Yes
Builder Model: The Blakely
Unit Entry Floor:
Waterfront: No
Views:

	Beds	Baths
TOTAL	3	2 Full
Main Level	3	2 Full

Property Condition: Excellent
Building Winterized:
Ownership Interest: Fee Simple

Location

Tax ID #: NO TAX RECORD
County: Lebanon, PA
MLS Area: South Lebanon Twp
In City Limits:

Legal Subdivision:
Subdiv / Neigh: STRATHFORD MEADOWS
Federal Flood Zone: No
Building Name:

School District: Cornwall-Lebanon
High School:
Middle School:
Elementary School:

Taxes and Assessment

Tax Annual Amt/Year: 2022
Tax Assessed Value:
Land Assessed Value:
Ground Rent Amount:

Square Feet

Abv Grd Fin SqFt: 2,272 / Estimated
Assessor AbvGrd Fin SQFT:
Below Grd Fin SqFt:
Above Grd Unfin SqFt:
Below Grd Unfin SqFt:

Community Info

HOA / Fee: No
Condo/Coop / Fee: No
Senior Comm /Age: No

Waterfront / Water Access

Rooms

Laundry: Main

Mobile Home

Green Features

Features

Constr Materials: Stick Built
Roof: Composite
Cooling/Fuel: Ceiling Fan(s), Central A/C / Electric
Heating/Fuel: Forced Air / Natural Gas
Water/Sewer: Public / Public Sewer
Basement: Yes / Full, Unfinished
Exterior Features:
Appliances: Dishwasher, Disposal, Icemaker, Microwave, Oven/Range - Electric, Washer/Dryer Hookups Only

Accessibility Feat: None
Security Features: Smoke Detector
Fireplace Count:
Laundry Type: Main Floor Laundry
Furnished:
Outdoor Living Struc: Patio(s)
Other Structures:
Pool: No Pool
Zoning: RESIDENTIAL
Attached Garage - # of Spaces: 2

Remarks

Inclusions:
Exclusions:
Agent: To set up a showing, please contact New Home Specialist Vicki Eckel at 717-304-4807 for more information. Open House hours are Monday, Thursday and Friday 11:00am-5:00pm; Saturday & Sunday 12:30-4:30pm; or by appointment. Ask New Home Specialist for estimated taxes.

Listing Office

Listing Agent: Vicki Eckel (3304504) (Lic# Unknown) (717) 304-4807
Listing Agent Email: bperez@garmanbuilders.com
Listing Office: Garman Home Sales LLC (107944) (Lic# RB068061)
Co-Listing Agent:

Compensation

Buyer Agency Comp: 2.5% Of Base
Transaction Broker: 0% Of Base
Sub Agency Comp: 0% Of Base
Remarks:

Directions

Turn left onto PA-419 S. Turn right onto S Lincoln Ave. Turn left onto Monticello Dr. Turn right at the 1st cross street onto Cambridge Dr.

Auction Information

Listing Details

Original Price: \$566,655
Listing Agrmnt Type: Excl Right
Listing Agreement Dt: 03/24/2022
Previous List Price:
Sale Type: Standard
Expected On Market:
Home Warranty: Yes
DOM / CDOM: 1 / 1
Listing Terms:
Owner Name:

Sale / Lease Contract

Selling Agent: Tammy Sites (3234829) (Lic# Unknown)
Selling Agent Email: tsites@homesale.com
Selling Office: Berkshire Hathaway Homesale Realty (HOMESALE013) (Lic# RO30)
Co-Selling Agent:
Agreement of Sale Dt: 03/24/22
Close Sale Type: Standard Sale

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10:56 AM



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

MLS MARKET DATA | HOME 2

PALN2007552
105 Princeton Place, Lebanon, PA 17042

Residential Sale
Agent Synopsis
Active
\$599,990
11/30/2022 10:56 AM



Structure Type: Detached
Style: Traditional
Levels/Stories: 2
Unit Building Type: Unit Building Type:
Lot Acres / SqFt: 0.47a / 20466sf / Estimated

Year Built: 2022
New Construction: Yes
Builder Model: Falcon II
Unit Entry Floor:
Waterfront: No
Views:

	Beds	Baths
TOTAL	4	2 Full, 1 Half
Main Level		1 Half
Upper Level 1	4	2 Full

Property Condition: Excellent
Building Winterized:
Ownership Interest: Fee Simple

Location

Tax ID #: NO TAX RECORD
County: Lebanon, PA
MLS Area: South Lebanon Twp
In City Limits:

Legal Subdivision: STRATHFORD MEADOWS
Subdiv / Neigh:
Federal Flood Zone: No
Building Name: NONE AVAILABLE

School District: Cornwall-Lebanon
High School: Cedar Crest
Middle School: Cedar Crest
Elementary School:

Taxes and Assessment

Tax Annual Amt/Year: 2022
Tax Assessed Value:
Land Assessed Value:
Ground Rent Amount:

Square Feet

Abv Grd Fin SqFt: 3,127 / Estimated
Assessor AbvGrd Fin SQFT:
Below Grd Fin SqFt:
Above Grd Unfin SqFt:
Below Grd Unfin SqFt:

Community Info

HOA / Fee: No
Condo/Coop / Fee: No
Senior Comm / Age: No

Waterfront / Water Access

Rooms

Primary Bedroom: Upper 1	Primary Bathroom: Upper 1
Bedroom 2: Upper 1	Bedroom 3: Upper 1
Bedroom 4: Upper 1	Bathroom 2: Upper 1
Dining Room: Main	Living Room: Main
Study: Main	Family Room: Main
Kitchen: Main	Laundry: Main
Half Bath: Main	Basement: Lower 1

Mobile Home

Green Features

Features

Constr Materials: Stick Built, Stone, Vinyl Siding	Accessibility Feat: None	Outdoor Living Struc:
Roof: Architectural Shingle	Security Features:	Other Structures:
Cooling/Fuel: Central A/C / Electric	Fireplace Count: 1	Pool: No Pool
Heating/Fuel: Forced Air / Natural Gas	Laundry Type: Main Floor Laundry	
Water/Sewer: Public / Public Sewer	Furnished:	Zoning: RESIDENTIAL
Basement: Yes / Unfinished		Attached Garage - # of Spaces: 2
Exterior Features:		Driveway - # of Spaces: 2
Appliances: Built-In Microwave, Built-In Range, Dishwasher, Disposal, Stainless Steel Appliances		

Remarks

Inclusions:
Exclusions:
Agent: STRATHFORD MEADOWS by GARMAN BUILDERS. MODEL HOME-currently for sale. For more information, contact New Home Specialist, Vicki Eckel, at 717-304-4807. Or email Vicki at veckel@garmanbuilders.com. She can give you updates on stage of construction and the estimated taxes. She can also give you information about all QUICK MOVE-IN HOMES available in the coming months and homes to be constructed.

Listing Office

Listing Agent: Vicki Eckel (3304504) (Lic# RS329653) (717) 304-4807
Listing Agent Email: veckel@garmanbuilders.com
Listing Office: Garman Home Sales LLC (107944) (Lic# RB068061)
Co-Listing Agent:

Compensation

Buyer Agency Comp: 2.5% Of Gross
Transaction Broker: \$0
Sub Agency Comp: \$0
Remarks: See Cooperating Broker Compensation Policy in the Documents Section.

Showing

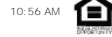
Appt Phone: (717) 304-4807
Contact Name: Vicki Eckel
Showing Requirements: Lockbox-Combo, Off-Site Sales, Schedule Online, See Remarks, Vacant
Showing Method: In-Person and Live Video
Lock Box: Combo, See Remarks
Directions: Located in Strathford Meadows by Garman Builders. Current Model Home.

Auction Information

Listing Details

Original Price: \$629,990	Previous List Price: \$629,990	DOM / CDOM: 45 / 45
Listing Agrmnt Type: Excl Right	Sale Type: Standard	Listing Terms:
Listing Agreement Dt: 10/17/2022	Expected On Market: Home Warranty: Yes	Owner Name: Garman Builders at Lebanon LLC

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MLS MARKET DATA | HOME 3

PALN2003172
102 Monticello Dr, Lebanon, PA 17042

Residential Sale \$611,327
Agent Synopsis 11/30/2022 10:56 AM
Closed | 07/22/22



Close Price: \$611,327 Close Date: 07/22/22 List Price: \$611,327 Concessions Amt:

	Beds	Baths
TOTAL	4	3 Full, 1 Half
Main Level		1 Half
Upper Level 1	4	3 Full

Structure Type: Detached Year Built: 2022
Style: Traditional New Construction: Yes
Levels/Stories: 2 Builder Model: The Avondale
Unit Building Type: Unit Entry Floor: No
Lot Acres / SqFt: 0.34a / 14810.4sf / Estimated Waterfront: No
Lot Size Dimensions: Views:

Location
Tax ID #: 30-2341573-361041-0000 Legal Subdivision: School District: Cornwall-Lebanon
County: Lebanon, PA Subdiv / Neigh: STRATHFORD MEADOWS High School:
MLS Area: South Lebanon Twp Federal Flood Zone: No Middle School:
In City Limits: Building Name: Elementary School:

Taxes and Assessment **Square Feet** **Community Info**
Tax Annual Amt/Year: 2022 Abv Grd Fin SqFt: 3,054 / Estimated HOA / Fee: No
Tax Assessed Value: Security Features: Smoke Detector Condo/Coop / Fee: No
Land Assessed Value: Assessor AbvGrd Fin SQFT: 3,354 Senior Comm /Age: No
Ground Rent Amount: Below Grd Fin SqFt:
Above Grd Unfin SqFt:
Below Grd Unfin SqFt:

Waterfront / Water Access

Rooms

Laundry: Upper 1

Mobile Home

Green Features

Features

Constr Materials: Stick Built Accessibility Feat: None Outdoor Living Struc: Patio(s)
Roof: Composite Security Features: Smoke Detector Other Structures:
Cooling/Fuel: Ceiling Fan(s), Central A/C / Fireplace Count: Pool: No Pool
Heating/Fuel: Forced Air / Natural Gas Laundry Type: Zoning: RESIDENTIAL
Water/Sewer: Public / Public Sewer Furnished: Attached Garage - # of Spaces: 3
Basement: Yes / Full, Unfinished
Exterior Features:
Appliances: Dishwasher, Disposal, Icemaker, Microwave, Oven/Range - Electric, Washer/Dryer Hookups Only

Remarks

Inclusions:
Exclusions:
Agent: To set up a showing, please contact New Home Specialist Vicki Eckel at 717-304-4807 for more information. Open House hours are Monday, Thursday and Friday 11:00 am-5:00 pm; Saturday & Sunday 12:30-4:30 pm; or by appointment. Ask New Home Specialist for estimated taxes.

Listing Office

Listing Agent: Vicki Eckel (3304504) (Lic# Unknown) (717) 304-4807
Listing Agent Email: bperez@garmanbuilders.com
Listing Office: Garman Home Sales LLC (107944) (Lic# RB068061)
Co-Listing Agent:

Compensation

Buyer Agency Comp: 2.5% Of Gross
Transaction Broker: 0% Of Gross
Sub Agency Comp: 0% Of Gross
Remarks:

Directions

Turn left onto PA-419 S. Turn right onto S Lincoln Ave. Turn left onto Monticello Dr. Turn right at the 1st cross street onto Cambridge Dr.

Auction Information

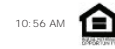
Listing Details

Original Price:	\$611,327	Previous List Price:		DOM / CDOM:	1 / 185
Listing Agrmnt Type:	Excl Right	Sale Type:	Standard	Listing Terms:	
Listing Agreement Dt:	01/05/2022	Expected On Market:		Owner Name:	
		Home Warranty:	Yes		

Sale / Lease Contract

Selling Agent:	Vicki Eckel (3304504) (Lic# Unknown)	Agreement of Sale Dt:	01/05/22
Selling Agent Email:	bperez@garmanbuilders.com	Close Sale Type:	Standard Sale
Selling Office:	Garman Home Sales LLC (107944) (Lic# RB068061)		
Co-Selling Agent:			

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MLS MARKET DATA | HOME 4

PALN2003928
140 Princeton Pl, Lebanon, PA 17042

Residential Sale
Agent Synopsis
Closed | 09/02/22
\$599,717
11/30/2022 10:56 AM



Close Price: \$599,717 Close Date: 09/02/22 List Price: \$599,717 Concessions Amt:

	Beds	Baths
TOTAL	4	2 Full, 1 Half
Main Level		1 Half
Upper Level 1	4	2 Full

Structure Type: Detached Year Built: 2022
Style: Traditional New Construction: Yes
Levels/Stories: 2 Builder Model: The Sienna
Unit Building Type: Unit Entry Floor: Waterfront: No
Lot Acres / SqFt: 0.36a / 15681.6sf / Estimated Views: Property Condition: Excellent
Building Winterized: Ownership Interest: Fee Simple

Location
Tax ID #: NO TAX RECORD Legal Subdivision: School District: Cornwall-Lebanon
County: Lebanon, PA Subdiv / Neigh: STRATHFORD MEADOWS High School: Middle School: Elementary School:
MLS Area: South Lebanon Twp Federal Flood Zone: No Building Name: Building Name:

Taxes and Assessment **Square Feet** **Community Info**
Tax Annual Amt/Year: 2022 Abv Grd Fin SqFt: 2,986 / Estimated HOA / Fee: No
Tax Assessed Value: Assessor AbvGrd Fin SQFT: Condo/Coop / Fee: No
Land Assessed Value: Below Grd Fin SqFt: Senior Comm /Age: No
Ground Rent Amount: Above Grd Unfin SqFt: Below Grd Unfin SqFt:

Waterfront / Water Access
Rooms
Laundry: Main

Mobile Home
Green Features

Features
Constr Materials: Stick Built Accessibility Feat: None Outdoor Living Struc: Patio(s)
Roof: Composite Security Features: Smoke Detector Other Structures:
Cooling/Fuel: Central A/C / Electric Fireplace Count: Pool: No Pool
Heating/Fuel: Forced Air / Natural Gas Laundry Type: Main Floor Laundry Zoning: RESIDENTIAL
Water/Sewer: Public / Public Sewer Furnished: Attached Garage - # of Spaces: 2
Basement: Yes / Full, Unfinished
Exterior Features:
Appliances: Dishwasher, Disposal, Icemaker, Microwave, Oven - Wall, Oven/Range - Electric, Range Hood, Washer/Dryer Hookups Only

Remarks
Inclusions:
Exclusions:
Agent: To set up a showing, please contact New Home Specialist Vicki Eckel at 717-304-4807 for more information. Open House hours are Monday, Thursday and Friday 11:00am-5:00pm; Saturday & Sunday 12:30-4:30pm; or by appointment. Ask New Home Specialist for estimated taxes.

Listing Office **Compensation**
Listing Agent: Vicki Eckel (3304504) (Lic# Unknown) (717) 304-4807 Buyer Agency Comp: 2.5% Of Gross
Listing Agent Email: bperez@garmanbuilders.com Transaction Broker: 0% Of Gross
Listing Office: Garman Home Sales LLC (107944) (Lic# RB068061) Sub Agency Comp: 0% Of Gross
Co-Listing Agent: Remarks:

Directions

Turn left onto PA-419 S. Turn right onto S Lincoln Ave. Turn left onto Monticello Dr. Turn right at the 1st cross street onto Cambridge Dr.

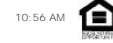
Auction Information

Listing Details
Original Price: \$599,717 Previous List Price: DOM / CDOM: 1 / 1
Listing Agrmnt Type: Excl Right Sale Type: Standard Listing Terms:
Listing Agreement Dt: 02/15/2022 Expected On Market: Owner Name:
Home Warranty: Yes

Sale / Lease Contract

Selling Agent: Vicki Eckel (3304504) (Lic# Unknown) Agreement of Sale Dt: 02/15/22
Selling Agent Email: bperez@garmanbuilders.com Close Sale Type: Standard Sale
Selling Office: Garman Home Sales LLC (107944) (Lic# RB068061)
Co-Selling Agent:

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For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

MLS MARKET DATA | HOME 5

PALN2004568
1109 S Lincoln Ave, Lebanon, PA 17042

Residential Sale \$561,000
Agent Synopsis 11/30/2022 10:56 AM
Closed | 06/14/22



Close Price: \$561,000 Close Date: 06/14/22
Structure Type: Detached Year Built: 2017
Style: Traditional New Construction: No
Levels/Stories: 2 Builder Model:
Unit Building Type: Unit Entry Floor:
Lot Acres / SqFt: 0.76a / 33106sf / Assessor Waterfront: No
Lot Size Dimensions: Views:

List Price: \$561,000 Concessions Amt:

	Beds	Baths
TOTAL	4	2 Full, 1 Half
Main Level		1 Half
Upper Level 1	4	2 Full

Property Condition: Excellent
Building Winterized:
Ownership Interest: Fee Simple

Location
Tax ID #: 30-2341885-362645-0000 Legal Subdivision: School District: [Cornwall-Lebanon](#)
County: Lebanon, PA Subdiv / Neigh: ESTATES AT High School: Cedar Crest
MLS Area: South Lebanon Twp WILHELM Middle School: Cedar Crest
In City Limits: Federal Flood Zone: No Elementary School: South Lebanon
Building Name:

Taxes and Assessment **Square Feet** **Community Info**
Tax Annual Amt/Year: \$8,675 / 2021 Abv Grd Fin SqFt: 3,125 /
Tax Assessed Value: \$398,600 / 2022 Estimated
Land Assessed Value: \$64,900 Assessor AbvGrd Fin SQFT: 3,074
Ground Rent Amount: Below Grd Fin SqFt:
Above Grd Unfin SqFt:
Below Grd Unfin SqFt: 1,431 /
Estimated

Waterfront / Water Access

Rooms

Mobile Home

Green Features

Features

Constr Materials: Stone, Vinyl Siding Accessibility Feat: None Outdoor Living Struc:
Roof: Security Features: Other Structures:
Cooling/Fuel: Central A/C / Electric Fireplace Count: 1 Pool: No Pool
Heating/Fuel: Other / Propane - Leased Laundry Type: Zoning: RESIDENTIAL
Water/Sewer: Public / Public Sewer Furnished: Attached Garage - # of Spaces: 3
Basement: Yes / Full
Exterior Features:
Appliances:

Remarks

Inclusions: All existing appliances, including fridge and washer/dryer
Exclusions:
Agent: OFFER DEADLINE IS TUESDAY, APRIL 12th, AT 3pm. PLEASE BRING HIGHEST AND BEST OFFERS. CONTACT ME DIRECTLY FOR ANY QUESTIONS. THANK YOU!! Seller has already purchased their next home, but needs a settlement date of June 14th or later in order to finish out the school year. Piano can stay if buyer so desires. Please contact me directly for questions about the property.

Listing Office **Compensation**

Listing Agent: [Tommy Long \(3234937\) \(Lic# Unknown\) \(717\) 507-9521](#) Buyer Agency Comp: 2.5% Of Gross
Listing Agent Email: thomaslong@howardhanna.com Transaction Broker: \$1000
Listing Office: [Howard Hanna Krall Real Estate \(0011\) \(Lic# RB045243C\)](#) Sub Agency Comp: 0% Of Gross
Co-Listing Agent: Remarks:

Directions

From Wilhelm Ave, turn right on S. Lincoln Ave, property on your right.

Auction Information

Listing Details

Original Price: \$550,000 Previous List Price: \$550,000 DOM / CDOM: 5 / 5
Listing Agrmnt Type: Excl Right Sale Type: Standard Listing Terms:
Listing Agreement Dt: 04/08/2022 Expected On Market: Owner Name: Owner of Record
Home Warranty:

Sale / Lease Contract

Selling Agent: [Robert Bering \(3234870\) \(Lic# Unknown\)](#) Agreement of Sale Dt: 04/12/22
Selling Agent Email: rbering@beringrealestate.com Close Sale Type: Standard Sale
Selling Office: [Bering Real Estate Co. \(120\) \(Lic# Unknown\)](#)
Co-Selling Agent:

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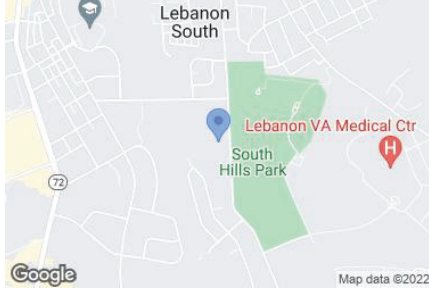


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MLS MARKET DATA | HOME 6

PALN2000306
1115 S Lincoln Ave, Lebanon, PA 17042

Residential Sale
Agent Synopsis
Closed | 08/25/21 \$687,500
11/30/2022 10:56 AM



Close Price: \$687,500
Structure Type: Detached
Style: Georgian
Levels/Stories: 2
Unit Building Type:
Lot Acres / SqFt: 5a / 217800sf / Assessor
Lot Size Dimensions:

Close Date: 08/25/21
Year Built: 1979
New Construction: No
Builder Model:
Unit Entry Floor:
Waterfront: No
Views:
List Price: \$695,000
Concessions Amt:

	Beds	Baths
TOTAL	3	2 Full, 1 Half
Main Level		1 Half
Upper Level 1	3	2 Full

Property Condition:
Building Winterized:
Ownership Interest: Fee Simple

Location
Tax ID #: 30-2341747-362219-0000
County: Lebanon, PA
MLS Area: South Lebanon Twp
In City Limits:

Legal Subdivision:
Subdiv / Neigh: NONE AVAILABLE
Federal Flood Zone: No
Building Name:

School District: [Cornwall-Lebanon](#)
High School:
Middle School:
Elementary School:

Taxes and Assessment
Tax Annual Amt/Year: \$10,382 / 2021
Tax Assessed Value: \$501,300
Land Assessed Value: \$181,600
Ground Rent Amount:

Square Feet
Abv Grd Fin SqFt: 4,400 / Estimated
Assessor AbvGrd Fin SQFT: 5,091
Below Grd Fin SqFt: 950 / Estimated
Above Grd Unfin SqFt:
Below Grd Unfin SqFt: 400 / Estimated

Community Info
HOA / Fee: No
Condo/Coop / Fee: No
Senior Comm / Age: No

Waterfront / Water Access

Rooms

Primary Bedroom: 19 x 15 Upper 1	Flooring - Carpet	Primary Bathroom: Upper 1	Flooring - Tile
Full Bath: 10 x 7 Upper 1	Flooring - Tile	Bedroom 2: 16 x 15 Upper 1	Flooring - HardWood
Bedroom 3: 17 x 16 Upper 1	Flooring - HardWood	Hobby Room: 37 x 20 Upper 1	Flooring - Carpet
Foyer: 8 x 7 Main	Flooring - HardWood	Living Room: 20 x 15 Main	Flooring - HardWood
Dining Room: 16 x 15 Main	Flooring - HardWood	Sitting Room: 15 x 12 Main	
Family Room: 25 x 14 Main	Flooring - Carpet	Screened Porch: 20 x 9 Main	
Half Bath: 5 x 4 Main		Sun/Florida Room: 35 x 16 Main	Flooring - HardWood, Flooring - Other
Laundry: Main	Flooring - HardWood	Kitchen: 16 x 12 Main	Flooring - HardWood
Recreation Room: 34 x 27 Lower 1	Basement - Finished, Flooring - Other	Utility Room: 12 x 9 Lower 1	Basement - Unfinished
Storage Room: 24 x 12 Lower 1	Basement - Unfinished		

Mobile Home

Green Features

Features

Constr Materials: Brick, Other	Accessibility Feat: Other	Outdoor Living Struc: Brick, Patio(s), Porch(es), Screened
Roof: Other, Shake, Wood	Security Features: Security System	Shed
Cooling/Fuel: Central A/C / Electric	Fireplace Count: 2	No Pool
Heating/Fuel: Forced Air, Wood Burn Stove / Propane - Owned, Wood	Laundry Type: Main Floor Laundry	
Water/Sewer: Public / Public Sewer	Furnished:	Zoning: RESIDENTIAL
Basement: Yes / Fully Finished		Attached Garage - # of Spaces: 2

Exterior Features:
Appliances: Built-In Microwave, Built-In Range, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven - Double, Oven - Wall, Refrigerator, Stainless Steel Appliances, Washer

Remarks

Inclusions:
Exclusions:
Agent: Buyer agent to verify sq ft and taxes. SIGNED COVID19 PAN FORM MUST BE SENT TO LISTING AGENT AT TIME OF SHOWING REQUEST. No price escalation clauses.

Listing Office

Listing Agent: [Anne M Lusk \(3239251\) \(Lic# Unknown\) \(717\) 271-9339](#)
Listing Agent Email: aluskhomes@gmail.com
Listing Office: [Lusk & Associates Sotheby's International Realty \(1434\) \(Lic# RB 066118\)](#)

Compensation

Buyer Agency Comp: 3% Of Gross
Transaction Broker: 1% Of Gross
Sub Agency Comp: 3% Of Gross
Remarks:

Co-Listing Agent:

Directions

North on Rt 72, Right on Rocherty Rd, Left on S Lincoln Ave, Home on Left

Auction Information

Listing Details

Original Price: \$695,000	Previous List Price:	DOM / CDOM: 20 / 103
Listing Agrmnt Type: Excl Right	Sale Type: Standard	Listing Terms:
Listing Agreement Dt: 06/30/2021	Expected On Market:	Owner Name:
	Home Warranty:	

Sale / Lease Contract

Selling Agent: [GLORIANA BARKANIC \(3233027\) \(Lic# Unknown\)](#)
Selling Agent Email: glorianaba@comcast.net
Selling Office: [Keller Williams Realty \(KWEASTBR2\) \(Lic# RB066687\)](#)
Co-Selling Agent:

Agreement of Sale Dt: 07/16/21
Close Sale Type: Standard Sale

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