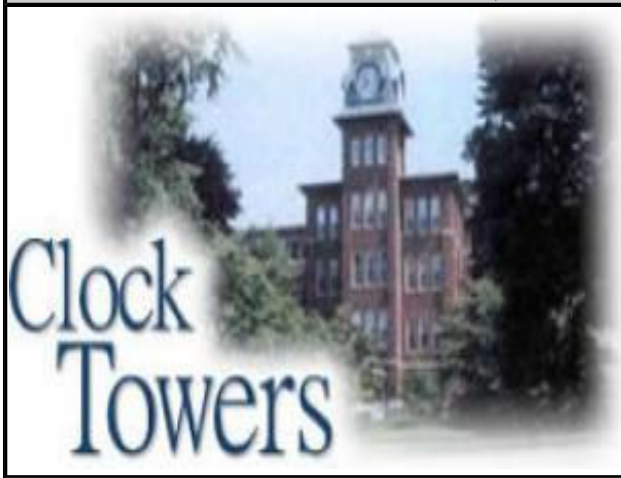


Address: 917 COLUMBIA AVENUE LANCASTER , PA 17603 Lot # UNIT 224



<b>List Number</b>	140471	<b>List Price</b>	\$ 125,000
<b>Type of Property</b>	Residential	<b>Status</b>	Active
<b>County</b>	Lancaster	<b>Total Bedrooms</b>	2
<b>Total Bathrooms</b>	2.00	<b>Total Acres</b>	6.19
<b>Total Full Baths</b>	2	<b>Year Built</b>	1925
<b>Total Half Baths</b>	0	<b>Existing/New</b>	E
<b>Zoning 1</b>	R-113	<b>Zoning 2</b>	

<b>Loc/Dev</b>	CLOCK TOWERS	<b>Mun/Twn</b>	Lancaster City
<b>School District</b>	Lancaster	<b>Fin SqFt Above</b>	1530
<b>Fin SqFt Below</b>	0	<b>Unfin SqFt Above Grd</b>	0
<b>Lot Size</b>	COMMON	<b>Assessment</b>	\$ 130,100
<b>Total Taxes</b>	\$ 4,562.09	<b>County Tax</b>	\$ 444.42
<b>Municipal Tax</b>	\$ 1,194.32	<b>School Tax</b>	\$ 2,923.35

<b>Elementary School</b>	Verify	<b>Middle School</b>	Verify	<b>High School</b>	McCaskey
<b>Franklin Map Page</b>	3172	<b>Franklin Map Column</b>	G	<b>Franklin Map Row</b>	05
<b>APN #/Tax Parcel ID</b>	3355869610224	<b>Deed/Ref #</b>	05247211	<b>Disclose Terms/Cond</b>	No

**Directions:**  
**Public Remarks:** SPACIOUS PRIVATE CONDOMINIUM. PLENTY OF ROOM TO BRING ALL YOUR FURNITURE FROM THAT BIG OLD HOUSE. 2 IN LAW QUARTER STYLE PRIVATE BEDROOMS WITH TILED BATHS. CUSTOM CLOSET TECH SHELVING. FULL SIZE LAUNDRY OFF KITCHEN. PLEASANT VIEWS OF PATIO AND GROUNDS. MODEL CONDO WHEN INITIALLY MARKETED. EXERCISE ROOM, SAUNA, PARTY ROOM. SAFETY & SECURITY SYSTEMS, PEST CONTROL, ON SITE PROPERTY MANAGER.  
**Agent Remarks:** PERFECT OPPORTUNITY FOR LOCK AND LEAVE SNOWBIRDS. FULL SIZE WASHER AND DRYER INCLUDED

<b>Design:</b> Contemporary <b>Stories:</b> 1 Story <b>Type:</b> Condominium <b>Condition:</b> Very Good <b>Interior Features:</b> Built-in Dishwasher; Built-in Microwave; Cable TV Available; Electric Oven/Range; Garbage Disposal; Security System; Smoke Alarm; Wheel Chair Access <b>Dining Area:</b> Dining Area <b>Miscellaneous Rooms:</b> 1st Floor Master Bdr; Bath on 1st Floor; Bedroom on 1st Floor; Den/Office; Laundry Room; Master Bathroom <b>Basement:</b> None <b>Fireplace:</b> None <b>Items Incl in Sale:</b> Dryer; Refrigerator; Washer; Window Treatments	<b>Heat:</b> Forced Air; Heat Pump <b>Auxiliary Heat:</b> None <b>Cooling:</b> Central Air <b>Water:</b> Public Water <b>Hot Water:</b> Electric <b>Sewer:</b> Public Sewer <b>Lot Description:</b> Common Ground <b>Lot Size:</b> Other - See Remarks <b>Fencing:</b> None <b>Parking:</b> Off Street Parking <b>Access/Limitations:</b> Public Road <b>Age:</b> Other - See Remarks <b>Construction:</b> Stick Built <b>Exterior:</b> Brick <b>Roof:</b> Other - See Remarks <b>Misc Exterior:</b> Insulated Windows; Patio	<b>Zoning:</b> Residential <b>ASC/Condo Fee Incl:</b> Exterior Maintenance; Lawn Maintenance; Sewer; Snow Removal; Trash; Water <b>Condo Amenities:</b> Exercise Room; Party Room <b>Miscellaneous:</b> Road Frontage: 0; Electric Amps: 200; Condo/HOA/PUD/Park\$: 419 <b>Financing:</b> Conventional <b>Possession:</b> Immediate <b>Showing Instructions:</b> Call Listing Office; Lockbox Electronic <b>Documents Available:</b> Sellers Disclosure
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Room Name	Room Level	Flooring	Room Remarks	Dimensions	Room Name	Room Level	Flooring	Room Remarks	Dimensions
Living Room	Main	Wall to Wall		16 x 16	Bedroom 1	Main	Wall to Wall		20 x 12.5
Dining Room	Main	Wall to Wall	DINING AREA	7 x 16	Bedroom 2	Main	Wall to Wall		20 x 12
Kitchen	Main	Vinyl		15 x 9					
Laundry Room	Main	Wall to Wall		7 x 5					

<b>Dual Rate Comm</b>	N	<b>Sub Agent Comm</b>	0	<b>Transactn Lic Comm</b>	3
<b>Buyer Agent Comm</b>	3	<b>Days On Market</b>	6	<b>Original List Price</b>	\$ 125,000
<b>List Date</b>	9/23/2008	<b>Owner</b>	KENNA S. WOOD	<b>Status Change Date</b>	9/23/2008
<b>Expire Date</b>	12/31/2008	<b>Condo/HOA/PUD Phone</b>	717-394-5780	<b>Condo/HOA/PUD Name</b>	CAROL SPRINTZ

**LM:** James R Saunders James\_Saunders@comcast.net; www.dandillerrealtors.com  
**LO:** Dan Diller, Realtor -- Office Phone: (717) 393-1311; Fax: (717) 393-2920; lateneck@comcast.net; 58 Keller Ave, Lancaster, PA 17601-4089

*Provided as a courtesy of*  
**James R Saunders**  
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<http://www.dandillerrealtors.com>

FRONT



LIVING ROOM



KITCHEN



BEDROOM #1



BEDROOM #2



MASTER BATH



**BATH**



**LAUNDRY**



**PATIO**



**COMMUNITY GATHERING AREA**



**PARTY ROOM**



**PARTY ROOM 1**



**PARTY ROOM 2**



**EXERCISE ROOM**



**SAUNA**

