

## Tax Map



# 738 Columbia Ave Lancaster PA 17603



Well Kept 2,200+ SF, 3 Level  
Row Home  
Huge family room w/kitchenette;  
Formal Living & dining rooms;  
Den/office;  
2 or 3 BRs;  
2½ baths;  
12'x18' Covered rear deck.



## \$149,900.00



Route 30 & Pequea Ave  
P.O. Box 7, Gap PA 17527  
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(610) 384-8433

Listing Agent: Steve Barr  
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**ADDRESS:** 738 Columbia Ave, Lancaster PA 17603

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**PRICE:** \$149,900.00

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**OWNER:** Dorothy J. Barr

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### ★FEATURES★

**Well kept 3 level Brick Rowhouse with over 2,200 SF of living space. Many upgrades and unique features. Former two apartments and office space converted into a single family dwelling. Many uses possible with C-2 Urban Commercial Zoning.**

### ★SPECIAL FEATURES★

Huge 1<sup>st</sup> Floor Family Room with Kitchen & Full Bath;  
1<sup>st</sup> Floor Den/Office with Half Bath (could be 3<sup>rd</sup> BR);  
2<sup>nd</sup> Floor Kitchen w/Breakfast Bar & Greenhouse Window,  
Plus Formal Living and Dining Rooms;  
3<sup>rd</sup> Floor 2 Bedrooms and a Full Bath;  
Living Room Ornamental Fireplace with  
Antique Mirror & Chandelier Stay;  
12'x18' Covered Rear Deck;  
Landscaped Fenced Back Yard with Alley Access.

### ★PURCHASE PRICE INCLUDES★

Electric Oven/Range                      Washer/Dryer  
Microwave Fan/Hood (as is)              Microwave  
Garbage Disposal                      Window Treatments  
2 Refrigerators                      2 Window A/C Units  
2 Breakfast Bar Stools                      Dining Room Rug

### ★DIRECTIONS★

Property located on Columbia Avenue just East of Pearl Street.

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

**STYLE:** 2 Story Townhouse

**YEAR BUILT:** 1902 +/- years

**LOT DESCRIPTION:** .04 Acre +/- (Plot Plan on Back)

**TAX PARCEL:** 338-45887-0-0000

**DEED REFERENCE:** B83-367

**ZONING:** C2 Commercial

**LIVING AREA:** 2,208 +/- sq.ft.

**TAXES:**                      **YEAR: 2015**

\$1,397

**School:** Lancaster School District

343

**County:** Lancaster

1,288

**Municipal:** Lancaster City

\$3,029

**TOTAL**

### 2 or 3 Bedrooms

### 2½ Baths

ROOM	SIZE	LEVEL	COMMENTS
LIVING RM	14x22	2 <sup>nd</sup>	Hardwood
DINING RM	11x19	2 <sup>nd</sup>	Hardwood
KITCHEN	8x10	2 <sup>nd</sup>	Vinyl
FAMILY RM	11x27	1 <sup>st</sup>	WW Carpet
KITCHENETTE	8x10	1 <sup>st</sup>	Vinyl
BEDROOM	11x17	3 <sup>rd</sup>	WW/Hardwood
BEDROOM	11x11	3 <sup>rd</sup>	WW Carpet
BEDROOM/DEN	12x22	1 <sup>st</sup>	WW Carpet

**BATHS:** 1½ on 1<sup>st</sup>, 1 on 3<sup>rd</sup>

**LAUNDRY:** Area in basement

**HEAT:** Gas hot water (3 zones)

**WATER HEATER :** Gas

**WINDOWS/DOORS:** Aluminum w/screens

**BASEMENT:** Full/concrete floor/outside entry

**WATER:** Public

**SEWER:** Public

**ROOF:** Rubber/Shingles

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