

PUBLIC AUCTION

3 BR Ranch House w/two Garage/Shops on 2 Acres
Shop Equipment & Household Goods

HONEYBROOK AREA

SATURDAY, AUGUST 19, 2017 at 9 AM WITH REAL ESTATE AT 11 AM

2200 Beaver Dam Rd, Honey Brook, PA 19344, Honeybrook Twp, Chester Co, Twin Valley School District

From Honey Brook take Rt. 10 S for 2.9 mi, right on Beaver Dam Rd for 0.6 mi to property on left.



Kitchen	14 x 18	Family Room	16 x 18	Living Room	16 x 21	Living Room	12 x 15	Office	8 x 13
Bedroom	12 x 13	Bedroom	11'6 x 12	Bedroom	9 x 12	Full Bath		Full Bath	

This ranch home offers 1,932 sq. ft. of living space and is situated on a beautiful quiet country lot with mature shade trees, backed by woods and overlooking horse pastures and meadows. The property has two separate paved driveways and two 2 car garage/shops.

HOUSE FEATURES: Kitchen w/laminate hardwood floor, granite countertops, stainless steel glass top range, refrigerator, and dishwasher; family/dining room w/see through gas fireplace to the living room; handicap accessible bathroom; master bedroom w/hardwood floor; ceiling fans and closets w/lights throughout; Guardian security system; new Anderson windows; 8 x 42 covered front porch; basement w/outside exit & laundry hook-ups; attic w/pull down stairs; oil hot air heat with coal/wood stove and central air; on site well and septic; 500 gallon propane tank. **31 x 41 TWO CAR GARAGE/SHOP:** Insulated; 200 amp service; first floor w/2 car garage w/electric door openers and shop area; second floor 12 x 41 storage area w/loading dock and overhead door.

28 x 32 TWO CAR GARAGE/SHOP: Insulated w/oil hot water heat w/2 heat zones; phone & cable; first floor w/2 car garage w/electric door openers, shop area, and 1/2 bath; second floor 12 x 32 living area w/carpet, bedroom w/closet.

This property has a beautiful setting, paved drives & parking areas, maintenance free exterior, and is located within minutes of many conveniences! The house and property have been meticulously maintained!!

Taxes: \$4,378 **Open House:** Saturday, July 29, August 5 & 12 (1-3 pm) or anytime by apt. call 610-286-5183

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Arthur L. & Joy I. Morris

Merle Eberly - Brian Oberholtzer
Alvin Horning - C Ivan Stoltzfus CAI
John Stauffer
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

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