

PUBLIC AUCTION

3 BR Stone House and Garage on 6.93 Acres

GLENMORE AREA

Tuesday, October 24, 2017 at 4:00 PM

2231 Creek Rd, Glenmoore, PA 19343, Wallace Twp, Chester Co, Downingtown Area School District

From Elverson take Rt. 82 S for 2.6 mi, right to stay on 82 S for 1.4 mi, left onto 282 E for 1.6 mi to property.



This 1890 stone home w/detached garage/shop is situated on 6.93 acres and is in need of total renovation. The home contains 2,194 sq. ft. of living area w/an eat-in kitchen, antique cast iron farmhouse kitchen sink, electric stove, washer & dryer hook-up, and built-in corner cupboard; dining room w/built-in book shelves; living room w/picture window; and a full bath on the main level. The upper level has 3 bedrooms; and room for a second bathroom. The house has a full attic and basement; oil hot water heat; spring water and septic. The detached garage contains approximately 528 sq. ft. The land is gently sloping w/approximately 1/3 wooded and 2/3 open meadow with East Branch Brandywine Creek running through the back third.

With 6.93 acres of land this Wallace Township property offers many possibilities. House is situated back off of Route 282 with a gorgeous setting but in need of TLC.

Taxes: \$4,918 **Zoned:** FRR

Open House: Saturday, October 7, 14 & 21 (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: Janet L. Morrison

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



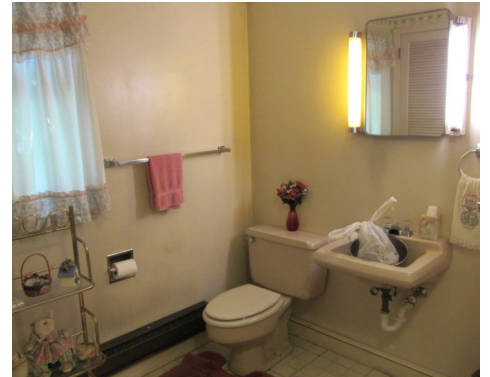
HorningFarmAgency.com

610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Information is deemed correct but not guaranteed.



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