

PUBLIC AUCTION

5 BR Cape Cod House w/attached 2 Car Garage on 1.25 Acres

TERRE HILL/ UNION GROVE AREA

TUESDAY, SEPTEMBER 12, 2017 AT 5 PM

433 Spring Grove Rd, East Earl, PA 17519, East Earl Twp, Lancaster Co, Elanco School District

From Rts. 625 & 23 (Near Shady Maple Farm Mkt), take Rt. 625 N 2.3 mi, right on Spring Grove Rd. 0.3 mi to property on right.



Living Rm: 14'6 x 17	Sitting Rm: 9 x 14'6	Kitchen: 13 x 14'6	Laundry: 7 x 12'6	Bath: 7'6 x 11'6	Bed Rm: 15'6 x 16'6
Upper Level:	Bed Rm: 12 x 21	Bed Rm: 12'6 x 15'6	Bed Rm: 11'6 x 13	Bed Rm: 17 x 19	Bath: 7 x 11

This one-owner custom built brick cape cod home offers 2,366 sq. ft. of living space and is situated on a beautiful country lot backed by meadows. The first floor of the house is handicap accessible and features a Living Rm w/bow window; Sitting Rm; Kitchen w/elec. range, D/W, microwave, refrigerator; Laundry w/laundry sink, 2 closets & door to deck; Full Bath w/tiled floor, Corian top vanity, handicap accessible shower & linen closet; Master Bed Rm w/hardwood floor & 2 walk-in closets. The upper level has 4 more Bedrooms w/lots of closets & a full bath w/lg. linen closet. The basement offers add'l. living space w/outside exit & includes a 19'6 x 26 Rec Room; 11 x 13'6 Bedroom w/closet; 7 x 14'6 Cold Cellar; and Utility and Storage Rooms. The house also has an attached oversized 2 Car Garage w/electric opener, work bench, and closet; 7'6 x 23 Covered Front Porch; 7'6 x 14'6 Enclosed Back Porch; and 9'6 x 20'6 Composite Deck. The home has oil hot water heat w/central air, on site well and septic. The property has a paved drive & parking area; flower gardens, Oriental fruit trees, playset, 10 x 12 Storage Shed, and much more!

This property has a beautiful setting with a custom designed one-owner home w/lots of closets and ceiling fans, maintenance free exterior, paved drive & parking area, large flat back yard, and is located within minutes of many conveniences! The house and property have been well maintained!!

Taxes: \$3,740 **Open House:** Saturday, Aug. 26, Sept. 2 & 9 (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:** Anna Mary Zimmerman (717) 445-4625

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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