

PUBLIC AUCTION

3 BR CAPE COD HOME W/DETACHED GARAGE ON 1.50 ACRE COUNTRY LOT

KUTZTOWN AREA
SATURDAY, OCTOBER 5, 2024 @ 11:00 AM



LOCATION: 77 S Kemp Road, Kutztown, PA 19530, Maxatawny Twp., Berks Co.

REAL ESTATE: Maintenance-free brick & aluminum sided cape cod home w/detached garage on 1.50 acres. This home is nicely situated on a flat lot with gardens and beautiful views of surrounding farmland. The home contains approx. 1,482 SF and consists of a covered front porch; sun porch w/stackable washer and dryer; an eat-in kitchen w/ electric range, dishwasher & fridge; living room; dining room; and full bath on the main floor. The upper level has 3 bedrooms all with walk-in closets; hall with walk-in closet; and another full bath. The home has an attic and basement; oil hot water heat; window air conditioning; on site well & septic. The property also contains a **24 x 40 Steel Sided Garage** with a 10x16 overhead door w/electric opener and 2nd floor storage.

OPEN HOUSE: Saturday, September 14, 21 & 28 (1-3 pm) or by apt. call 610-286-5183 .

NOTE: This property is surrounded by beautiful farmland views and is conveniently located within minutes of restaurants, gas stations, and grocery stores.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Rodney R & Rebecca A Freeman. Glick, Goodley, Deibler & Fanning, LLP.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **1.50 Acre**
 School District: **Kutztown Area**
 Township: **Maxatawny**
 County: **Berks**
 Taxes: **\$3,989**
 Type: **Cape Cod**
 Construction: **Frame**

Roof: **Shingle**
 Square Feet: **1,482 (approx.)**
 Age, Condition: **1930 Good**
 Flooring: **Vinyl, Carpet**
 Bedrooms: **3**
 Baths: **2**
 Laundry: **Yes**

Basement: **Yes**
 Fireplace: **No**
 Heating: **Oil Hot Water**
 Cooling: **Window A/C**
 Deck/Porch: **Covered Front Porch**

Garage: **24 x 40 Detached**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Sun Porch: **8x15** Kitchen: **14x14** Living Rm: **14x22** Dining Rm: **11x14** BR: **10x17** BR: **10x14** BR: **7x16** Front Porch: **10x24**



Information deemed correct but not guaranteed.



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