



PUBLIC AUCTION – REAL ESTATE HELD ON PREMISES

**3319 BARKLAY CIRCLE
WHITEHALL, WHITEHALL TWP.
LEHIGH CO., PA 18052-3513**

**Single Family Ranch Home, 3 Bedrooms,
1 ½ Bathrooms, Kitchen w/Eat-In Area,
Finished Basement w/Rec Room, Bar &
Fireplace, 2 Car Attached Garage, Storage
Shed, Public Water & Sewer, .29 +/- Acres**

3319 Barklay Circle, Whitehall, PA 18052-3513

Real Estate OPEN HOUSES:
Sunday, August 18 from 1-4 PM
Thursday, August 22 from 4-7 PM
Tuesday, August 27 from 4-7 PM

AUCTION DATE:
Thursday, September 5, 2024
Real Estate Offered at 6:00 PM
For Edward J. Bodisch & Marlene F. Bodisch
Ordered by Debra A. Rosenberger, Power of Attorney

Municipality: Whitehall Twp.

County: Lehigh

School District: Whitehall-Coplay

Improvements: Single family ranch home, 3 bedrooms,
1 ½ bath, kitchen w/eat-in area, finished basement
w/rec room, bar & fireplace, 2 car attached garage,
detached shed

Year Built: ca. 1971

Lot Size: approx. .29 +/- acres

Parcel No.: 549859943554 (1)

Zoning: R – Residential

Land Use Code: Single Family – Detached

Roof: Asphalt Shingle

Electric: Circuit Breaker Panel - 200 Amp Service

Heat: Electric Baseboard

Central Air: Yes

Water: Public

Sewer/Septic: Public

Approx. Total Taxes: \$4,601.73

County: \$ 613.87

School: \$3,370.74

Municipality: \$ 617.12

Construction: Frame single family ranch home: **Interior:** 3 bedrooms, 1 1/2 bathrooms, living room, kitchen w/eat-in area, full basement w/finished recreation room, bar & fireplace, paneled walls, wall to wall carpet, small office, laundry & storage areas, stairway to garage; **Exterior:** brick & vinyl clapboard siding, asphalt shingle roof, aluminum gutters & downspouts, aluminum clad soffits & fascia, front bay window, double hung windows, sliding door opening to back concrete patio w/awning, small concrete front porch, hardscape walkway, macadam driveway, attached 2 car garage w/overhead door; **Approx.** 1,176 total square feet of living area.

MAIN FLOOR

Living Room – 13'3" x 18'

Kitchen/Eat-In Area – 10'3" x 20'3"

Hallway – 3'2" x 13'8"

Front Bedroom (opposite bath) – 8'7" x 13'3"

Main Bedroom – 13'3" x 14'

Back Bedroom – 10'7" x 13'7"

Full L-Shaped Bath – 2'8" x 4'6" x 10'1"

BASEMENT

Recreation Room – 13'8" x 40'

Bar Area – 12'2" x 13'2"

Stairway Landing – 6'9" X 14'5"

Powder Room – 5'1" X 5'

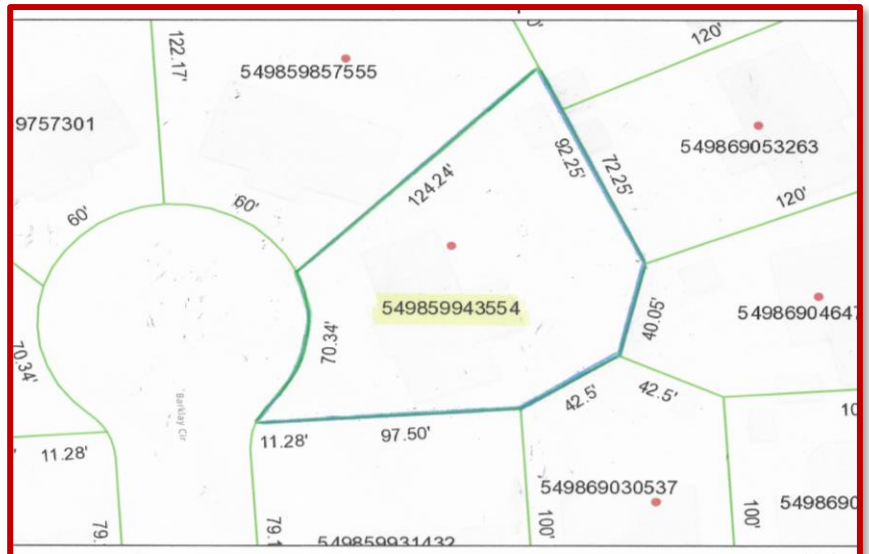
Office – 5'10" X 8'10"

Laundry/Utility Room – 9'4" X 12'8"

GARAGE – 21'7" X 27'4"

BACK PATIO – 18'3" X 23'2"

DETACHED SHED – 10'4" X 16'4"



REMARKS:

Interior: drywall and ceilings w/plaster finish throughout, older wall to wall carpeting throughout, electric baseboard heat

Main Floor:

- . Kitchen w/Eat In Area: cabinetry w/off white finish, recessed lighting, under cabinet lighting, small counter top island w/cabinet storage, double basin stainless steel sink, Whirlpool electric 4-burner oven, Maytag built-in microwave oven, G.E. side by side refrigerator/freezer w/ice maker & water dispenser, Maytag built-in dishwasher, vinyl tile flooring, floral wallpaper, sliding door access to back patio
- . Living Room: front entry, bay window, floral wall paper
- . Main Hallway: 2 closets
- . Front Bedroom: closet w/sliding doors
- . Main Bedroom: 2 closets w/sliding doors
- . Back Bedroom: closet w/sliding doors
- . Full Bath: L-shaped, vanity w/single basin sink, older blue cast iron tub/shower, overhead vent, blue speckled ceramic tiles & blue painted walls, linen closet, ceramic tile floor

Basement:

- . Finished area w/rec room, bar & fireplace, fireplace hearth w/white brick style facing, open floor plan w/partitions, dark paneled walls, 2 closets w/bi-fold doors, wall to wall carpet
- . Powder Room: vanity w/single basin sink, Corian top, wallpaper, wall to wall carpet
- . Office: paneled walls, drop tile ceiling
- . Laundry/Utility Closet: paneled walls, drop tile ceiling, older vinyl tile flooring (needs repair), work sink, Whirlpool automatic top load washer, older model Whirlpool electric front load dryer, Bradford White 50 gallon electric hot water heater (circa Jan/2008), stairway to garage

Systems: Lennox central air-conditioning unit

Attached Garage:

- . 2 car w/overhead door, Lift Master Formula I door opener, pull down stairs to overhead storage, full length unfinished attic, concrete floor, stairway to basement

Exterior:

- . Detached semi-permanent storage shed w/hip roof, asphalt shingle roof, white vinyl clapboard siding, vinyl raised panel shutters, double doors, 10'4" x 16'4"
- . Rear concrete patio w/awning & frame, outdoor carpet
- . Small concrete front porch
- . Hardscape front walkway
- . Macadam driveway

Property Sells AS IS WHERE IS without contingencies.

Terms: * 3% Buyer's Premium *
Total Deposit Day of Auction is 10% of highest approved bid applied as follows: \$10,000
Guaranteed Funds in the form of a certified check OR official bank check (made payable to yourself) OR bank letter of guaranteed funds is required to register to bid at the time of the auction. This amount will be credited towards the total 10% deposit. The remaining balance of the total 10% deposit paid by personal check.



Auction subject to confirmation by Power of Attorney of the highest bid received * Settlement 60 days *

*** Broker Participation Offered *
* Contact Auction Company for information ***

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