

PUBLIC AUCTION

3 BR SPLIT LEVEL HOME W/ATTACHED 2 CAR GARAGE & BARN ON 2.10 ACRES

MORGANTOWN AREA

THURSDAY, JULY 8, 2021 @ 5 PM



LOCATION: 311 California Road, Morgantown, PA 19543

REAL ESTATE: Beautiful, well maintained property containing a 3 BR split level house w/attached 2 car garage on 2.10 mostly wooded acres. The home consisting of 2,150 sq. ft. features a spacious living room w/new carpet & bow window; dining room w/new carpet; eat-in kitchen w/wall oven, stainless steel refrigerator, electric cook top, dishwasher, microwave, pantry, built-in desk, and dining area w/large bow window offering great views of the backyard; full bath & laundry room w/washer & dryer on the main level. The family room has a brick fireplace w/2-way wood storage nook & gas insert, exposed beams, and glass sliding door to patio. The upper level has 3 bedrooms and another full bath w/double bowl vanity. The house has a basement, front porch, back patio, attached 2 car garage w/electric opener, electric heat, central air (2 zones), 2 propane tanks, on site well & septic and 2 year old roof. The property also contains a **24' x 26' barn w/electric**, first floor work bench & storage and 2nd floor storage; 10' x 14'6" wood storage shed and a 7'x 10' spring house. The property has a paved drive, mature shade trees, perennial beds, a large front and back yard and a scenic path through the woods to the spring house.

NOTE: This beautiful quiet country property has been well maintained and is turn key condition, ready for your family to enjoy! The owners have moved to a retirement community and are motivated to sell!

OPEN HOUSE: Saturday, June 12, 19 & 26 (1-3 pm) or by apt. call 610-286-5183 .

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Janice V. Dunn. Kling & Deibler Attyns.

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: **2.10 Acres**
 School District: **Elanco**
 Township: **Caernarvon**
 County: **Lancaster**
 Taxes: **\$3,756**
 Type: **Split Level**
 Construction: **Wood**

Roof: **Shingle**
 Square Feet: **2,150**
 Age, Condition: **1969/Good**
 Flooring: **Wood, Vinyl, Carpet**
 Bedrooms: **3**
 Baths: **2 Full**
 Laundry: **Yes**

Attic: **Crawl Space**
 Basement: **Yes**
 Fireplace: **Yes**
 Heating: **Electric**
 Cooling: **Central Air**
 Appliances: **D/W, Refrigerator, Electric Cook Top, Microwave, Wall Oven, Washer & Dryer**

Deck/Porch: **Porch & Patio**
 Garage: **2 Car Attached**
 Outbuildings: **Barn & Wood Shed**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Living Room: **12 x 20** Dining Room: **8'6 x 12'6** Kitchen: **12 x 17** Family Room: **16 x 23** Laundry: **8 x 14**
 Bedroom: **10 x 11** Bedroom: **10 x 14** Bedroom: **12 x 12** Patio: **20 x 23**



Information deemed correct but not guaranteed.

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