

PUBLIC AUCTION

4 BR CAPE COD HOME W/DETACHED GARAGE ON 1 ACRE & F150 PICK-UP TRUCK, 2 BOATS, RIDING MOWER & GUNS

(Guns are not held on premises)

HONEY BROOK AREA

THURSDAY, SEPTEMBER 16, 2021 @ 4 PM



LOCATION: 410 Hill Road, Honey Brook, PA 19344.

REAL ESTATE: 4 BR 2 bath stucco Cape Cod House w/detached stucco garage on a quiet 1 acre country lot. This solid built home containing approx. 1,354 sq. ft. features mostly hardwood floors and consists of a living room, dining room, kitchen w/electric range, dishwasher (not hooked up) & refrigerator, 2 bedrooms and a full bath on the main level. The second floor has 2 bedrooms and another full bath. The home has a finished basement w/washer and dryer, a large storage room w/shelves, an outside exit and is serviced by a heat pump w/central air, on site well & septic. The property also contains a 23' x 24' stucco garage, paved driveway w/extra parking, rear deck and gardens.

NOTE: This home has a beautiful quiet setting edged by mature shade trees, accented by perennial beds and preserved by William Penn State Forest bordering the front. The property is centrally located between Honey Brook, Gap and Coatesville minutes to Rts. 322 & 30.

OPEN HOUSE: Saturday August 28, September 4 & 11 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Laura A. Benevento; Kling & Deibler Attorneys.

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 Acre**
 School District: **Coatesville Area**
 Township: **West Caln**
 County: **Chester**
 Taxes: **\$4,756**
 Type: **Cape Cod**
 Construction: **Frame**

Roof: **Shingle**
 Square Feet: **1,354**
 Age, Condition: **1953, Good**
 Flooring: **Vinyl, Wood**
 Bedrooms: **4**
 Baths: **2**
 Laundry: **Basement**

Basement: **Yes w/OE**
 Fireplace: **No**
 Heating: **Heat Pump**
 Cooling: **Central Air**
 Appliances: **Elec. Range, Dishwasher, Refrigerator, Microwave, Washer & Dryer**

Deck/Porch: **Small front porch, rear deck**
 Garage: **Detached**
 Outbuildings: **23' x 24' Garage**
 Water: **On Site**
 Sewer: **On Site**



Room Sizes		
Living Room: 12 x 15'6"	Kitchen: 9 x 14	Dining Room: 11 x 12
Bedroom: 9 x 10	Bedroom: 10 x 12	Bedroom: 10 x 13
	Bedroom: 10 x 13	



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