

PUBLIC AUCTION

3-4 BR RANCH HOME W/1 CAR GARAGE ON .47 AC. COUNTRY LOT

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



LOCATION: 81 S Kemp Road, Kutztown, PA 19530, Maxatawny Twp., Berks Co.

REAL ESTATE: Beautifully situated 1 story home w/1 car garage on .47 acre. This maintenance-free brick home has beautiful views of surrounding farmland. The home contains approx. 1,810 SF and features a living room w/hardwood floors & a bay window; kitchen/dining room w/glass top elec. range, refrigerator & microwave; 2 full baths; laundry with washer & dryer; flex room w/sink & counter; 3 bedrooms w/hardwood floors & ceiling fans; and an additional 9x7 walk-in-closet. The lower level consist of a rec room, flex rm/4th bedroom w/double closet and storage room. The home has an attached 1 car garage w/electric opener, oil hot water heat, on site well & septic. The property also contains 24 x 24 rear patio, paved driveway , plush flat lawns and landscaped beds.

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 which can be enjoyed from the covered front porch or the rear patio 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: .47 Acre	Roof: Shingle	Basement: Yes	Garage: 1 Car Attached
School District: Kutztown Area	Square Feet: 1,810 (approx.)	Fireplace: No	Outbuildings: None
Township: Maxatawny	Age, Condition: 1973 Good	Heating: Oil Hot Water	Water: Well
County: Berks	Flooring: Vinyl, Hardwood, Carpet	Cooling: Ceiling Fans	Sewer: On Site
Taxes: \$4,413	Bedrooms: 3-4	Deck/Porch: Front Porch, Rear Patio	
Type: 1 Story	Baths: 2		
Construction: Brick	Laundry: Yes		

Room Sizes

Living Rm: **15x24** Kitchen/Dining: **12x20** Laundry: **10x13** Flex Rm: **10x20** 2 BR's: **12x12** BR: **12x14**
 Lower Level Flex Rm/BR: **11x15** Rec Room: **13x31** Storage Room: **14x47**



Information deemed correct but not guaranteed.



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HorningFarmAgency.com
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