

# PUBLIC AUCTION



## 54 Cepp Road, Perkiomenville PA

**Thursday,  
July 20, 2023  
6:00 PM**

Showings By Appointment Only 215-416-8837

Lower Frederick Township, Montgomery Co.,  
Perkiomen Valley School District, Zoned Residential,  
2023 Taxes: approx. \$9574

**Approx. 2.67 ACRES**  
**1900's Updated stone house**  
**Move in ready**  
**4 Bedroom**  
**2900 sq. ft. finished living area**  
**2 Car attached garage**  
**Heated pool**  
**1000 sq. ft. Bank barn**  
**2 Sheds**  
**Private pond**



**2.67 Acres**

**Beautiful  
Stone House  
with Addition**



**Broker  
Participation  
Available**  
(see listing for details)



**Terms:**  
10% down day of sale; 5% Buyer's Premium. Cash or good PA check, Certified Funds for out of state buyer. Property sold as-is. Settlement 60 days or less. Quick settlement and possession available. Being offered and sold subject to seller's immediate approval. Selling for Bill & Karen Boyd. Attorney: Ashley Glick - Kling Deibler Glick, 717-354-5500

***www.KimberlyKAuctions.com***  
***KimberlyKAuctions@gmail.com; 215-416-8837; AY002366;***  
***Kimberly Douglass AU003359-L, Patrick Morgan AU-003557-L***



**Thursday,  
July 20, 2023  
at 6:00 PM**

**54 Cepp Road  
Perkiomenville PA 18074**

**PROPERTY DETAILS:**

This is a well-cared for and move-in ready house and property. The original portion of the house has a stone construction and has the charm of beautiful 18" windowsills and the modernization of High Velocity central air. There is an addition of a spacious family room, guest bedroom and an oversized attached garage. The quaint kitchen has Kraft Maid Cabinetry with under-cabinet lighting, a stainless-steel dishwasher, microwave, and flat-top stove with a double oven. The dining room displays early wooden flooring. The second-floor master bedroom has one wall proudly showing off the original exposed stone. Additionally, the master bedroom has a walk-in closet hallway. The very spacious master bath houses a jacuzzi bathtub. The second floor also holds a laundry room with cabinetry and washer and dryer included.

Outside, you can sit on the spacious deck and view the private pond. The heated pool is beautifully maintained and regularly serviced. A pool shed will house your pool supplies and a fitted solar cover comes along. The property proudly displays an early Montgomery County 3-seater outhouse, originally from Souderton, and a beautiful large bank barn with attached workshop and single car garage.

**Structural & Mechanicals:**

200 Amp Electric, Hot Water Baseboard Heat, High Velocity Central Air Conditioning, 3 Zone Heating in Original House, 3 Zone HVAC in Large Addition, mostly full 275 gallon tank of oil (approx. value \$1,000), metal roof in 2022, On-Site Septic/Sewer, Well Water, generator transfer switch set up to handle heater, fridge, well pump, and more (generator not included).



**2.67  
Acres**



**Room Measurements:**

**FIRST FLOOR**

- Kitchen = 13'3" x 7'9"
- Dining Rm = 13'2" x 11'4"
- Living Rm = 22'1" x 16'4"
- Family Rm = 27'5" x 14'7"
- Bed Rm#4/Office = 14'8" x 9'3"
- Half Bath = 5'11" x 2'8"

**SECOND FLOOR**

- Master Bed Rm = 17'6" x 15'8"
- Master Full Bath = 12'2" x 9'0"
- Bed Rm #2 = 13'2" x 12'10"
- Bed Rm #3 = 13'3" x 9'2"
- 2nd Full Bath = 9'6" x 6'8"
- Laundry Rm = 13'3" x 8'2"

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