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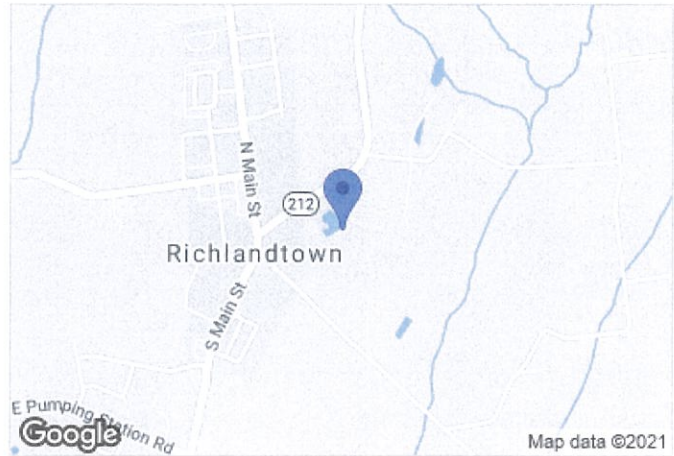
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26 Church Rd, Richlandtown, PA 18955 **Active** **Residential** **\$700,000**



1 / 89 3 Church Rd. Main house

Recent Change: 10/20/2021 : New Active : ->ACT
Upcoming OH: Public: Thu Nov 11, 1:00PM-4:00PM Method: In-Person Only

MLS #:	PABU2009704	Beds:	4
Tax ID #:	36-029-076	Baths:	2 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	3,756 / Estimated
Structure Type:	Other	Price / Sq Ft:	186.37
Levels/Stories:	3	Year Built:	1804
Waterfront:	No	Style:	Farmhouse/National Folk
Views:	Pond	Central Air:	Yes
Garage:	Yes	Basement:	Yes

Location

County:	Bucks, PA	School District:	Quakertown Community
MLS Area:	Richland Twp - Bucks County (10136)		
Subdiv / Neigh:	NONE AVAILABLE		

Association / Community Info

Property Manager: No Association Recreation FeeNo

Taxes and Assessment

Tax Annual Amt / Year:	\$12,327 / 2021	Tax Assessed Value:	\$59,960 / 2021
School Tax:	\$10,123	Imprv. Assessed Value:	\$52,400
County Tax:	\$1,526 / Annually	Land Assessed Value:	\$7,560
City/Town Tax:	\$678 / Annually	Land Use Code:	1057
Clean Green Assess:	No	Block/Lot:	076
Zoning:	RA		

Rooms

	Bed	Bath
Main		1 Half
Upper 1	3	2 Full
Upper 2	1	

Building Info

Above Grade Fin SQFT:	3,756 / Estimated	Construction Materials:	Mixed
Total Fin SQFT:	3,756 / Estimated		
Tax Total Fin SQFT:	3,756		
Total SQFT:	3,756 / Estimated		
Basement Type:	Poured Concrete, Unfinished		

Lot

Lot Acres / SQFT:	17.01a / 740955.6sf / Estimated	Lot Size Dimensions:	0.00 x 0.00
Additional Parcels:	Yes / 3 Parcels: Richland Twp.: 16.19 1 & 3 Church Rd 36-029-076 & 36-029-076.001 plus Richlandtown Boro 37-003-065 Church St.	Lot Features:	Additional Lot(s)

Views: Pond

Ground Rent

Ground Rent Exists: No

Parking

Detached Garage - # of Spaces 5 Features: Detached Garage, Driveway, Additional Storage Area, Garage Door Opener, Garage - Front Entry
Total Parking Spaces 5

Interior Features

Interior Features: Attic, Cedar Closet(s), Central Vacuum, Combination Kitchen/Dining, Exposed Beams, Recessed Lighting, Walk-in Closet(s), Wood Floors, 2 Fireplace(s), Stone, Accessibility Features: Ramp - Main Level, Spa: Indoor, Basement Laundry

Exterior Features

Exterior Features: Outbuilding(s), Outside Shower, Balcony, Deck(s), Porch(es), Other Structures: 2nd House, Barn, Garage(s), Guest House, Tenant House

Utilities

Utilities: Central A/C, Cooling Fuel: Electric, Heating: Heat Pump-Electric BackUp, Heating Fuel: Electric, Hot Water: Electric, Water Source: Public, Sewer: On Site Septic

Remarks


Agent: This is an entry-only listing. Any details on this listing do not come from Bergstresser Real Estate. Please call Alderfer Auction for any details or questions. Parcels fall within Richland Township and Richlandtown Borough. Address can be confusing, but public records shows the largest parcel as being 26 Church Rd. Richlandtown in Richland Township. Open house dates: November 11th, 1PM-4PM; December 1st, 1PM - 4PM; December 28th, 1PM-4PM; and January 8th, 9AM-12PM. Public Auction will be held on January 19th, 2022 at 4:00pm. Please call Sherry Russell for any additional information: 215-393-3000.

Public: Investor alert! This property contains 3 residential properties, a barn, 5 car garage, stocked fish pond, and 16 acres of vacant land. Huge potential for cash flow investment, homestead property, or wedding / event venue. This rustic 1804 English stone farmhouse is complete with hardwood floors, 2 stone fireplaces, stone walls, and open hand-hewn beams paired with a classic front and back porch was well as large decks and balcony. The 2nd Floor features 3 large bedrooms 2 full baths. Some other features include a 3rd Floor with 1 bedroom or office and lots of storage space, walk up attic, and unfinished basement with stone fireplace. Building info and square footage only reflecting main house. The spacious 5 car garage includes some extra storage space as well. The barn has a beautifully redone exterior and plenty of space for animals or potential for renovation. The "prayer house" over the pond features vaulted, tongue and groove pine ceilings, propane heat, electric, and a second floor. The pond has been stocked with carpe. The bathhouse features electric (200 AMP), hot water heater, propane heat with fireplace unit, Whirlpool tub, and A/C unit. The guest house on the property is currently rented. It has a beautiful kitchen, dining room, living room and 3 bedrooms. Main Floor Bedroom and Bathroom would make a great in-law suite. Also includes laundry room and 2 car garage. The duplex has one currently rented unit, with 2 bedrooms in each. Total Taxes for all 3 parcels are \$15,930. 16.19 Acres are under Act 319. Richland Township Residential Agriculture Zoning will allow for more use that could provide more income from the property. Currently 2 rentals, guest house and half duplex, bringing \$2525/month. Buyer Premium 10%

Listing Office

Listing Agent: [Sherry Russell](mailto:sherry@alderferauction.com) (3326813) (Lic# RS357978) (215) 378-1251
Listing Agent Email: sherry@alderferauction.com
Responsible Broker: Amy Bergstresser (3189811) (Lic# RM423593-PA)
Listing Office: [Bergstresser Real Estate Inc](#) (BRGSTRSR) (Lic# RB066356)
437A Harleysville Pike, Souderton, PA 18964-1111
Office Phone: (215) 721-6400 Office Fax: (215) 721-6403

Showing

Appointment Phone: (215) 378-1251  - [Schedule a showing](#)
Showing Contact: Agent Lock Box Type: None, See Remarks
Contact Name: Sherry Russell
Showing Requirements: See Remarks
Showing Method: In-Person Only
Directions: North on 309; Turn right onto E Cherry Road; Turn left onto California Rd; Turn right onto E Cherry Road; Turn right onto N Main St; Turn left onto PA-212E/Church Road

Compensation

Buyer Agency Comp: 2% Of Gross Sub Agency Comp: 0% Of Gross
Compensation Rmks: Broker participation compensation must be submitted 24 hours prior to the auction date Dual/Var Comm: No
Transaction Broker: 0% Of Gross

Listing Details

Original Price: \$700,000 Owner Name: Roland P Amey
Vacation Rental: No DOM / CDOM: 7 / 443
Listing Agrmnt Type: Exclusive Right Original MLS Name: BRIGHT