



Real Estate Auction

Allentown, PA

2 Story Single Family Home with Detached Concrete Block Garage, Back Alley Access on .18+/- Acres

Auction Date:

Saturday, November 6, 2021

(held on premises)

Offered @ 11:00 AM

**by The Estate of Dawn K. Yurcic
Kimberly M. Rohrbach, Executrix**

OPEN HOUSES:

Thursday, October 21 from 2-5 PM

Saturday, October 30 from 10 AM – 1 PM

Saturday, November 6 from 9:30 AM to Sale Time

637 Carldon Street, Allentown, PA 18103

Municipality – City of Allentown

County – Lehigh

School District – Allentown

Improvements – Single Family 2 Story Home w/2 Bedrooms, 1 Full Bath, Large Utility Room, Concrete Block Construction, Detached Concrete Block Garage w/Concrete Floor

Lot Size – approx. 7800 Square Feet; .18+/- Acres

Parcel No. – 640658338739 1

Deed Book / Page – 0894 / 0166

Zoning – Residential

Land Use Code - Single Family Detached

Year Built – circa 1950

Total Taxes \$ 3,977.90

County \$ 441.13

School \$ 2,509.47

Municipal/Township \$ 1,027.30

HOUSE

Construction – 2 story concrete block house, 2 bedrooms, 1 full bath; asphalt shingle roof, aluminum gutters, downspouts, soffits & fascia; front door overhang w/flagstone & concrete front patio

Electric – appears to be older 60 amp w/fuses; later circuit breaker panel

Heat – Oil / Hot Water

Central Air - No

Roof – Asphalt Shingle

Water - Public

Septic - Public

Lower Level (dimensions are approximations)

Entry/Hallway/Living Area 8' x 25'6"

Unfinished Utility Room 10' x 19'7"

Full Bath (w/bump out) 6' x 10' x 2'7"

2nd Level

Kitchen 10'5" x 11'

Living Room 9'4" x 12'1" x 6'

Front Bedroom 8'9" x 12'2"

Back Bedroom 7' x 13'6"



REMARKS

Interior:

Hardwood Floors Throughout 2nd Level

Baseboard Heat Throughout

Lower Level:

- . Entry/Hallway/Living Area: front & back door access w/ceramic tile flooring, rustic "barn lumber" paneling, storage area under stairway, wall to wall carpeting, drop ceiling w/ceiling fan, paneled walls
- . Full Bath: L-shaped, single basin sink w/base cabinet, partial ceramic tile walls, ceramic tile floor, shower/tub combination, linen closet, 1 window
- . Unfinished Utility/Laundry/Heater Room: exposed concrete block & glass brick walls, concrete floor, 1 window, classic 2 basin cast iron utility sink, shower hook-up, automatic washer & electric dryer hook-ups only, 275 fuel oil tank, E-F-M oil fired furnace, Model VT-890-26617, mfg. Oct. 1985
- . Unfinished storage area w/toilet, containing electrical box & panel

2nd Level:

- . Kitchen: plaster walls w/partial aqua & black ceramic tiles, vinyl floor, single white porcelain cast iron sink w/metal base cabinets painted white marked Eljer, Magic Chef gas range (natural gas), classic plywood cabinets, 12" block textured ceiling, ceiling fan, built-in wall air-conditioner by Friedrich, old rear door opening boarded up-no longer in use
- . Front Living Room: bump out w/closet, ceiling light, 2 windows
- . Front Bedroom: wood grain paneled walls painted white, ceiling light, 2 windows
- . Back Bedroom: older double hung window, tile ceiling, ceiling light, 1 window

Exterior:

- . House: concrete block construction, asphalt shingle roof, aluminum gutters, downspouts, soffits & fascia, aluminum front door, front door overhand w/replaced vinyl clapboard siding & ceiling
- . Flagstone & concrete front patio w/vinyl railing
- . Concrete walkways
- . Off street gravel driveway/parking area off Carldon St.
- . Back patio, rear door access, w/replaced overhang|
- . Detached Concrete Block Garage: 25'2" x 18'1", older wood partial clapboard siding, asphalt shingle roof, aluminum gutters & downspouts, painted wood soffits & fascia, aluminum manual overhead door, concrete floor, stucco walls, older built in wooden work bench, 3 windows
- . Rear alley access to garage and back yard

Terms: 10% day of sale. Settlement 45 days. Auction subject to Executrix's approval & acceptance of highest bid received.



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