

PUBLIC REAL ESTATE AUCTION

3.6 +/- Acres Honey Brook Area Property

2 Story, 3-Bedroom 3-Bath Dwelling

2-Car Garage • Storage Shed

Manicured Walking Gardens & Fishpond

Tuesday October 25, 2022 @ 2:00 PM

1322 Reservoir Road Honey Brook, PA 19344 - Chester County



Directions: From Honey Brook, Route 322 West to right onto Reservoir Road to property on right.

Property Description: 3.6 acre beautifully landscaped property has 3354 SQ FT, 2-story house with 3 Bedroom & 3 full baths. House has kitchen with bar area and lots of counter & cabinet space. 13' x 24' family room with wood burning fireplace and patio door to deck. Also living room & dining room with hardwood floor. Breezeway with full bath, laundry & closets. 2nd floor with 18' x 18' primary bedroom with fireplace & full bath. Also 2 additional bedrooms & full bath. House has full basement with wood burning stove and stone hearth. Attached 2-car garage with shelving & storage space. House has heat pump & central air. Property has well & onsite septic. 12' x 24' vinyl storage shed with overhead door.

Open House Dates: Saturdays Oct. 1 & 8 from 1-4:00 PM And Thur. Oct. 6 from 4 - 6:00 PM

Terms: Down payment of \$ 40,000.00 required day of auction. Settlement on or before Dec. 26, 2022, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 8117.00

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction. Must register 48 hours prior to date of auction. pre-registration forms are available at www.beiler-campbellauctions.com

Auctioneers Notes: A must see 3.6 acre partially wooded and secluded Honey Brook Township property in Twin Valley School district that has so much to offer. Property is completely fenced and gated with beautiful flower gardens with stone walkways complete with large fishpond. The decks & patios offer a perfect place to relax and enjoy the professional landscaping, trees, gardens, pond, walkways, stone walls & more.

For more pictures go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

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AUCTION SERVICES



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