

Public Real Estate Auction

5.2 +/- Acres

**3 BR, 2 ½ Bath Dwelling W/ Finished Basement
Attached 2-Car Garage • 28' x 48' Workshop**

Thursday, April 27 @ 6:00 PM

4251 Church Rd., Parkesburg, PA 19365 - Chester Co.



Directions: From Gap, Route 30 East to right onto Swan Rd., to left onto Church Rd. to property on left.

Property Description: A beautiful 3 bedroom 2 1/2 bath Cape Cod house w/ attached 2-car garage & finished basement. First floor has spacious kitchen w/ 8' island and sink, white cabinets, double oven, and dining area w/ hardwood floors. Also living room & 9' x 13' office. 1st floor master bedroom & bath with double vanity & 2-person walk in shower. 2nd floor with 2 bedrooms, full bath, and bonus room. Full basement has 22' x 30' finished family room w/ 11' live edge bar. Also bottle cooler, kitchen area, entertainment center & lots of closet & storage cabinets. Utility room w/ laundry & workspace. House also has 16' x 25' deck w/ vinyl railings. 28' x 48' garage/workshop (New 2022) w/ (4) over head doors and second floor storage. Shop is insulated and complete with water, heat & electric. House has propane hot air heat & central air. Property served w/ well and onsite septic.

Open House Dates: Sat. April 1 & 8 from 1:00 - 4:00 PM & Thur. April 6 from 4:00 - 7:00 PM

Terms: Down payment of \$ 35,000.00 required day of auction. Settlement on or before June 30th, 2023. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 6710.00 +/-

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction. Pre-registration forms are available on-line at www.beiler-campbellauctions.com.

Auctioneers Notes: Be sure to check out this 5.2 acre partially wooded country property in West Sadsbury Twp and Octorara Area School District being offered by motivated sellers. House was new in 1998 and extensively remodeled and updated in 2016. A super clean and move in ready house w/ many extras as Superior concrete walls, modern kitchen & bath, central air, hardwood floors, recessed lights, ceiling fans, double wide windows, loads of cabinet & storage spaces & large deck. Property has lots of potential w/ the 5.2 acres and the new garage/workshop, and the privacy of the surrounding woods, small chicken coop & large yards.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com

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AUCTION SERVICES**



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