

PUBLIC REAL ESTATE AUCTION

**2-Story, 3 BR, 3 ½ Bath, Cape Cod Home on 4.0 +/- Acres
New Date! Tuesday, May 19, 2020 @ 6:00 P.M.**

**436 Swamp Road, Morgantown, PA 19543– Berks County, Caenarvon Twp.
From Morgantown, take Rt. 23 to Swamp Road, turn Right, go 2 miles, to property on left.**



Property Description: Imagine your family on this 4+ acres of quiet country bliss! This 3 bed, 3½ bath Cape Cod home has 2,634 sq. ft. of quality workmanship from top to bottom including: geothermal heat system, 2' X 6' construction, Pella windows/doors, solid oak doors/ trim, 220 volt + 440 volt electric, heated 3-car garage & more. 1st floor features living room, formal dining room, laundry room, powder room, cherry kitchen cabinets, island & granite counter tops. 2nd floor master bedroom comes w/ master bath, walk-in closet and it's very own balcony overlooking a custom-built patio & pavilion. There is a full bath with whirlpool tub, two bedrooms plus an unfinished area above the 3-car finished garage, which can be used as 560 sq. ft. of extra living space to complete the second floor. Full basement is partially finished & includes full bath & two entrances, one from the house & one from the heated garage. Imagine hosting your friends on this 76 X 44 deck/pavilion!

Open House Dates: Friday, May 1st 4-7pm & Sat May 2nd 1-4pm
(or call owners/auctioneer to schedule a private showing)

Terms: Down payment of \$35,000.00 required day of auction. Settlement on or before July 7, 2020. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

Annual taxes: \$7,774.00. (Caenarvon Twp., Twin Valley Schools)

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction.

Auctioneers' Notes: Bring your dogs, horses, etc. & enjoy the 30'x32' horse barn along w/ ½ acre fenced pasture. Stable includes (3) free standing stall front stalls (1-10x16, 2-10x11), spacious middle aisle/work area, 6'x36' outside forebay, attic trusses & running water. Great opportunity to own a move-in ready property in scenic Caenarvon Township.

For more information, pictures and forms go to:

www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

**BEILER-CAMPBELL
AUCTION SERVICES**



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Auctioneers:

Elvin Stoltzfus (610) 333-5447 AA #019514

Christ Taylor (717) 371-1915 AU# 005421

Sellers: Levi & Susan Glick (717) 517-6868

Attorney: Kling & Diebler (717) 354-7700





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