PUBLIC AUCTION

4 BR CONTEMPORARY 2 STORY ON 3.81 ACRES

BOWMANSVILLE AREA

MONDAY, NOVEMBER 19, 2018 @ 4 PM







LOCATION: 1353 Hilltop Road, Narvon, PA 17555. From Rt. 625 in Bowmansville take E Maple Grove Road for 1.2 miles, left on Hilltop Road for 0.3 mile to property on left.

REAL ESTATE: Concrete & brick contemporary 2 story house w/shingle roof containing approx. 2,814 sq.ft. **HOUSE:** Main Level: Foyer/Hall w/closet; Great Room w/vaulted ceiling featuring a Kitchen & Dining room w/laminate wood floors, granite countertops, glass top electric range, dishwasher, refrigerator, microwave, pantry, built-in desk, and Living Room w/electric fireplace & arched wall niches; Full Bath w/tile floor & walls; Bedroom w/walk-in closet; Lanai w/carpet and archways leading to open patio overlooking pond; 2 car garage w/electric opener and storage area. Lower Level: Den w/built-in brick planter open 2 stories; Laundry w/washer & dryer; large walk-in closet; 3 Bedrooms; and a Full Bath w/tile floor & large vanity. Passive solar & geothermal heat pump w/central air; on site well and septic. **OUTBUILDINGS**: 15 x 21 storage shed. **LAND:** 3.81 acres mostly wooded w/creek & pond, concrete drive w/extra parking.

NOTE: This beautiful, well maintained property emanates peace and tranquility with a unique design & style. The glass front gives the feeling of living outdoors and from the patio you can enjoy the bubbling brook & serene pond. The house has a maintenance free exterior and w/three sides built into the ground is efficient for heating & cooling! Owner has purchased another property and is motivated to sell!

OPEN HOUSE: Saturday, October 27, November 3 & 10 (1-3 pm.) or anytime by apt. call 610-286-5183. **TERMS:** 10% down day of sale; settlement on or before January 1, 2019. Terms by: John J. & Linda J. Rowan. Kling & Deibler Attorneys.

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com







Lot Size/Acres: 3.81 Acres School District: Elanco Township: Brecknock County: Lancaster Taxes: \$4,843 Zoning: FR Type: Contemporary
Construction: Concrete
Roof: Shingle & Rubber
Square Feet: 2,814
Age, Condition: 1981, Good

Flooring: Vinyl, Laminate, Carpet, Tile

Bedrooms: 4
Baths: 2
Laundry: Yes
Attic: Yes
Fireplace: Electric

/es Water: Well Sewer: On Site

Heating: Passive Solar & Geothermal Heat Pump

Cooling: Central Air, Ceiling Fans

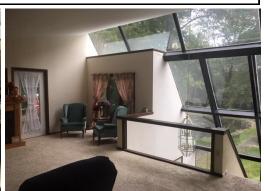
Room Sizes

MAIN LEVEL: Kitchen: 20 x 23 Living Room: 21 x 28 Bedroom: 8 x 15 Lanai/Patio: 30 x 30 Full Bath Foyer/Hall

LOWER LEVEL: Den: 11 x 29 Bedroom: 9 X 15 Bedroom: 9 X 27 Bedroom: 9 X 16 Laundry: 6 X 9 Walk-In Closet: 6 x 11 Full Bath: 7 x 11



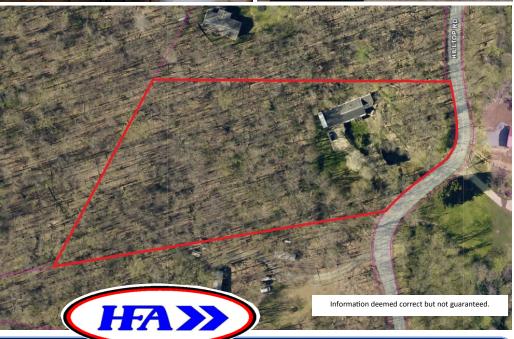












AUCTIONEERS - REALTORS - APPRAISERS

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610-286-5183