

PUBLIC AUCTION

A-FRAME HOUSE W/POOL, 5 CAR GARAGE, & 2 CAR GARAGE ON 4.29 WOODED ACRES W/CREEK

MOHNTON/BIRDSBORO/FLYING HILLS AREA

TUESDAY, MAY 14, 2019 AT 4:00 PM



LOCATION: 986 Golf Course Road, Birdsboro, PA 19508. From Flying Hills take 10S, left onto Golf Course Rd. for 0.6 mile, left onto Zion Rd. left onto Golf Course Rd. for 1.7 mile to property on left.

REAL ESTATE: A beautiful property containing an A-frame house, in ground pool, 5 car garage & 2 car garage on 4.29 wooded acres w/creek. **HOUSE:** 1 1/2 sty. wood & stone 2 BR house w/daylight basement containing approx. 2,016 sq.ft. Main Level: Eat-in kitchen w/granite countertops, island, stainless steel appliances including glass stove top, microwave, wall oven, refrigerator & dish washer; closet washer & dryer; great room w/2 story cathedral ceiling, hardwood floor, stone wood burning fireplace, dining area & glass door to 14 x 44 deck; full bath & bedroom w/2 closets. Upper Level: Open balcony & bedroom w/2 walk-in closets & full bath. Lower Level: Large rec room w/wet bar, stone fireplace w/insert & glass door to patio. Electric heat pump w/central air & on site well and septic. **2 CAR GARAGE/*ILLEGAL 2ND HOUSE:** Main Level w/laminate wood floors: Kitchen w/ double wall ovens, ss refrigerator, dish washer & island; living area w/picture window; closet washer & dryer; bedroom & full bath. Upper Level: Bedroom w/hardwood floors, closet, walk-in closet & full bath. Lower Level: Foyer w/closets & 2 car garage w/electric openers. **5 CAR GARAGE:** Wood & stone 2 story garage w/2 lower level bays & 3 upper level bays w/wash drains & 2 w/electric openers. **IN GROUND POOL:** Heated in-ground pool w/patio & pool house w/toilet & sink. **LAND:** 4.29 wooded acres w/ Seidel Creek running through lower end.

NOTE: This beautiful tranquil property has many possibilities! The house is in turn-key condition nestled in a wooded setting abundant with deer, wildlife, and a bubbling creek! The pool & patio area provide a great place for entertaining or enjoying the solitude of nature. This property is a must see! * A Notice of Violation from Robeson Township concerning zoning ordinance violations and building code violations is in effect regarding the second house. The second house was built without township permits or inspections and does not have an occupancy permit and cannot be lived in at this time. Buyer can pursue building permits, inspections, a subdivision, special exception or guest house status, but seller cannot guarantee the township will grant any of these options. Buyer is purchasing property with full knowledge that this building is not currently approved for occupancy.

OPEN HOUSE: Saturday, April 20, 27 & May 4 (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Jeffrey S. & GERALYN PEIFFER & SAMUEL & RACHEL TRETGIN. Kling and Deibler Attorneys

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



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **4.29 Acres**
 School District: **Twin Valley**
 Township: **Robeson**
 County: **Berks**
 Taxes: **\$7,758**
 Zoning: **R1**

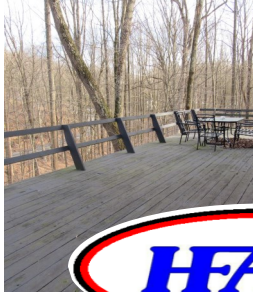
Type: **A-Frame**
 Construction: **Frame**
 Roof: **Shingle**
 Square Feet: **2,016**
 Age, Condition: **1976, Good**
 Flooring: **Vinyl, Wood, Carpet**

Bedrooms: **2**
 Baths: **2**
 Laundry: **Yes**
 Attic: **Pull Down Stairs**
 Basement: **Yes w/OE**
 Fireplace: **Yes**

Heating: **Electric Heat Pump**
 Cooling: **Central Air**
 Appliances: **Stainless Steel**
 Deck: **14 x 44**
 Water & Septic: **On Site**

Room Sizes

Main Level: Eat-in Kitchen: **13 x 17** Great Room: **17 x 30** Full Bath: **6 x 13** Bedroom: **13 x 15**
 Upper Level: Bedroom: **14 x 19** Lower Level Rec Room: **29 x 35**



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