

# PUBLIC AUCTION

## INVESTMENT OPPORTUNITY!!

**3 BR RANCH HOUSE w/2 CAR GARAGE & DETACHED 2 CAR GARAGE W/UPPER LEVEL 2 BR APARTMENT ON .54 ACRE**

**EXETER AREA**

**WEDNESDAY, MAY 29, 2019 AT 5 PM**



**LOCATION:** 5415 Boyertown Pike, Birdsboro, PA 19508. From Reading take 422 E, left onto Gibraltar Rd. for 0.7 mi, left onto Shelbourne Rd. for 1 mi, right onto 562 E for 2 mi. to property on left.

**REAL ESTATE:** Ranch House w/Attached 2 Car Garage: Vinyl sided containing approx. 1200 sq. ft. w/a covered front porch; living room w/stone wood burning fireplace & picture window; kitchen/dining area w/bar & glass sliding door to rear patio; half bath; full bath w/double bowl vanity; 3 bedrooms; & full basement w/stone wood burning fireplace & washer & dryer hook-up. Detached 2 Car Garage & Apartment: Stucco exterior w/oversized 2 car garage w/washer & dryer hook up; 7 x 24 Attached storage building; & upper level apartment containing approx. 800 sq. ft. w/living room; kitchen; full bath; 2 bedrooms; & balcony. On site shared well, separate septic's & electric meters, oil hot air heat in both homes & ranch house has central air.

**NOTE:** This is a great investment opportunity! Live in one and rent the other to pay the mortgage or many other possibilities! The apartment has newer roof and vinyl replacement windows. Paved driveway w/extra parking and much more!

**OPEN HOUSE:** Saturday, May 4, 11 & 18 (1-3 pm.) or by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Gary S. and Donna L. Sweigert. Kling & Deibler Attorneys. This information has been provided as a courtesy to the buyer and is believed to be accurate, however buyer is responsible to verify all information and is buying the property according to the terms of the Attorney.

**SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE**

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



**HorningFarmAgency.com**  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**





Lot Size/Acres: .54  
 School District: **Exeter Twp.**  
 Township: **Exeter**  
 County: **Berks**

Taxes: **\$5,464**  
 Zoning: **RVO**  
 Type: **Ranch House & Apt.**  
 Roof: **Shingle**

Square Feet: **1200 (House) , 800 (Apt)**  
 Heating: **Oil Hot Water Air (Both)**  
 Cooling: **Central Air (Ranch House)**  
 Water: **On Site (Shared Well)**

Sewer: **Septic (Separate)**  
 Electric: **Separate Meters**

### Room Sizes

**Ranch House:** Covered Front Porch: **10 x 22** Living Rm: **14 x 23** Kitchen/Dining Room: **11 x 20** Bedrm: **11 x 11** Bedrm: **11 x 12** Bedrm: **11 x 15**  
**Apartment:** Living Room: **10'6 x 17'6** Kitchen: **10 x 13** Bedrm: **9 x 13** Bedrm: **10 x 12**



Information deemed correct but not guaranteed.

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