

PUBLIC AUCTION

4 BR STONE FARM HOUSE & DETACHED GARAGE/OFFICE ON 12.37 ACRES

GREEN HILLS/KNAUERS AREA
FRIDAY, JUNE 4, 2021 @ 5 PM



LOCATION: 23 Lindsay Court, Mohnton, PA 19540. From Rt. 10 take 568 w 2.1 miles, left on Vista Ct., right on Lindsay Ct.

REAL ESTATE: Beautiful restored stone farm house & detached garage/office on 12.37 acres. This 4,349 sq.ft. home has the charm of an old solid stone farm house w/deep window sills & multiple stone fireplaces but w/all the amenities of a newer up-scale home w/solid oak doors & trim, spiral staircase, cathedral ceilings, lots of walk-in closets & more! The main level features a 2.5 story foyer w/open staircase, spacious kitchen w/stainless steel appliances & breakfast nook, a dining room, a huge living room w/cathedral ceilings, stone fireplace & skylights, a den, half bath, and the master suite w/stone fireplace, vaulted ceilings, skylights, jetted tub & private deck. The second & third floors contain 3 more bedrooms and a full bath. The basement is a great place for entertaining with 2 family rooms (both w/fireplaces), a large stone bar, butlers pantry, weight room, half bath, laundry room, storage room and doors to a 2100 sq. ft patio. **A 2 story outbuilding** consists of a 1 car garage, numerous offices, conference room & a full bath w/heat & central air. The home is surrounded by spacious rolling lawns, complimented w/professional landscaping w/a large area enclosed by a striking white fence w/arbor gateways.

NOTE: This gorgeous property has so much to offer and is rich with opportunity! The owners are downsizing and are motivated to sell. Property is within minutes of Rt. 10, 176 and 10 minutes to 222 or Turnpike!

OPEN HOUSE: Saturday, May 15, 22 & 29 (1-3 pm) or by apt. call 610-286-5183 .

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Thomas and Angela Wambaugh. Kling & Deibler Attnys.

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

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Lot Size/Acres: **12.37 Acres**
 School District: **Governor Mifflin**
 Township: **Brecknock**
 County: **Berks**
 Taxes: **\$13,502**
 Type: **2.5 Story**
 Construction: **Stone**

Roof: **Cedar Shake**
 Square Feet: **4,349**
 Age, Condition: **2002, Excellent**
 Flooring: **Wood, Carpet, Tile**
 Bedrooms: **4**
 Baths: **2 Full, 2 Half**
 Laundry: **Yes**

Attic: **Fully Finished Bedroom**
 Basement: **Yes w/OE**
 Fireplace: **Multiple**
 Heating: **Propane Hot Water**
 Cooling: **Central Air & Ceiling Fans**
 Appliances: **D/W, Refrigerator, Electric Range**

Deck/Porch: **Patio & 2 Decks**
 Garage: **1 Car Detached**
 Outbuildings: **Garage/Office**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Foyer: **11 x 14** Living Room: **19 x 25** Dining Room: **12 x 22** Kitchen: **14 x 18** Breakfast Nook: **8 x 12** Den: **11 x 15** Master BR: **16 x 28** Deck: **12 x 28**
 Bedroom: **11 x 22** Bedroom: **12 x 22** Bedroom: **14 x 14** Family Room: **26 x 38** Pantry: **9 x 17** Family Room: **21 x 20**
 Garage/Office Building: **Approx. 1,300 sq. ft finished plus 1 car garage**



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