

PUBLIC AUCTION

**4 BR 1 STORY HOME W/ATTACHED
3 CAR GARAGE ON 1.94 ACRES**

BOWMANVILLE/ KNAUERS AREA

SATURDAY, FEBRUARY 25, 2023 @ 11 AM



LOCATION: 5036 Chelsea Drive, Mohnton, PA 19540

REAL ESTATE: Beautifully situated 1 story home w/attached 3 car garage on 1.94 acres. This vinyl and brick sided home has a gorgeous quiet setting on a cul-de-sac street, backed by woods, paved driveway, perennial beds and mature shade trees. This well maintained home contains approx. 2,508 SF with laminate flooring throughout most of the main level. The home features a living room w/picture window, kitchen w/ bar seating, built-in desk, elec. range and D/W, dining room, sunroom w/tiled radiant floor heat and cathedral ceiling w/skylights, laundry/ half bath w/dryer, 3 bedrooms and a full bath on the main level. The lower level consists of a kitchen w/gas range, family room w/gas stove, full bath, a 4th bedroom, cold cellar and utility room. The home has a rear covered deck, covered front porch, 3 car garage, electric heat pump w/central air, radiant floor heat, on site well and septic.

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

NOTE: Well maintained home w/ a new roof in 2020 and conveniently located within minutes of 625 & 568 and within 6 minutes of Rt. 222 and 11 minutes to PA Turnpike!

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Oliver S. Mast family. Thomas M. Gish, Sr, 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

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Lot Size/Acres: 1.94 Acres	Roof: Shingle	Attic: Yes (Pull down stairs)	D/W, Dryer
School District: Governor Mifflin	Square Feet: 2,508 (approx.)	Basement: Yes w/OE	Deck/Porch: Front Porch, Rear Deck
Township: Brecknock	Age, Condition: 1994, Good	Fireplace: Gas Stove	Garage: 3 Car Attached
County: Berks	Flooring: Vinyl, Laminate, Tile	Heating: Electric Heat Pump, Radiant Floor Heat (Sunroom)	Outbuildings: 8 x 10 Storage Shed
Taxes: \$6,333	Bedrooms: 3 / 4	Cooling: Central Air	Water: Well
Type: 1 Story	Baths: 2.5	Appliances: Electric Range, Gas Range,	Sewer: On Site
Construction: Frame	Laundry: Yes		

Room Sizes

Living Rm: **13 x 23** Kitchen/Dinning Rm: **11 x 29** Laundry: **7 x 8** Sunroom: **15 x 15'6** Bedroom: **10 x 12** Bedroom: **12'6 x 14** Bedroom: **11 x 14**
 LL Kitchen/ Family Rm: **22'6 x 23** Bedroom: **12 x 12** Cold Cellar: **6 x 24** Utility Rm: **17 x 10** Deck: **15 x 16**



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