

PUBLIC AUCTION

**3 BR 1 STORY HOME W/ATTACHED
2 CAR GARAGE ON 3/10th ACRE**

BOWMANVILLE / FIVEPOINTVILLE AREA

WEDNESDAY, MAY 3, 2023 @ 5 PM



LOCATION: 4 Ruffleg Circle, Denver, PA 17517

REAL ESTATE: Beautifully situated 1 story home w/attached 2 car garage on 3/10th acre. This vinyl and brick sided home has a gorgeous quiet setting on a corner cul-de-sac street, paved driveway, perennial beds and mature shade trees. This well maintained home contains approx. 2,408 SF and features a living room w/hardwood floor, picture window & built-in bookshelf; kitchen w/ elec. range, microwave, stainless steel refrigerator, D/W & pantry w/lazy Susan shelves; dining room w/ceiling fan & glass sliding door to rear deck (8'x 14'); hall closet laundry w/washer & dryer; master bedroom w/walk-in closet & full bath; 2 more bedrooms; and another full bath w/linen closet on the main level. The lower level consists of a 19' x 24' finished area and a 20' x 30' unfinished room. The home has an attached 2 car garage w/electric opener, electric heat pump w/central air, on site well and public sewer.

OPEN HOUSE: Saturday, April 8, 15 & 22 (1-3 pm) or by apt. call 610-286-5183 .

NOTE: Well maintained home conveniently located within minutes of 625 & 897 and within 9 minutes of Rt. 222 & PA Turnpike. Owner is relocating to a retirement home and this property must be sold.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Kathryn E Kochel. James N. Clymer, Esq.

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: **3/10th Acre**
 School District: **Elanco**
 Township: **Brecknock**
 County: **Lancaster**
 Taxes: **\$3,141**
 Type: **1 Story**
 Construction: **Frame**

Roof: **Shingle**
 Square Feet: **2,408 (approx.)**
 Age, Condition: **1986, Good**
 Flooring: **Vinyl, Hardwood, Carpet**
 Bedrooms: **3**
 Baths: **2**
 Laundry: **Yes**

Basement: **Yes**
 Fireplace: **Flue in Basement**
 Heating: **Electric Heat Pump**
 Cooling: **Central Air**
 Appliances: **Electric Range, Micro-wave, D/W, Refrigerator,**

Dryer, Washer
 Deck/Porch: **Rear Deck**
 Garage: **2 Car Attached**
 Outbuildings: **None**
 Water: **Well**
 Sewer: **Public**

Room Sizes

Living Rm: **13 x 16** Kitchen/Dinning Rm: **12 x 19'6** Master Bedroom: **13 x 17** Bedroom: **9 x 9** Bedroom: **11 x 11**



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