

PUBLIC AUCTION

3 BR 2 STORY HOME w/DETACHED GARAGE ON 2.44 ACRES

WERNERSVILLE AREA

THURSDAY, APRIL 27, 2023 @ 5 PM



VIEW FROM FRONT OF HOUSE

LOCATION: 950 Hill Road, Wernersville, PA 19565.

REAL ESTATE: Beautifully situated 2 story home w/detached 2 car garage on 2.44 acres. This property has a gorgeous quiet setting with scenic height views and almost 2 acres of private back yard backed by woods. The home contains approx. 1,344 SF with a living room, dining room, kitchen w/ electric glass top range, and a full bath on the main level. The second level has 3 bedrooms. The home has a rear covered porch & patio, covered front porch, full floored attic, basement with outside exit, washer, dryer, laundry tub and toilet, new oil hot water furnace, updated electric panel & wiring, new plumbing, on site well and septic. The property also contains a 2 car garage with electric opener and second floor storage, paved driveway and extra parking.

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

NOTE: This property is located in the rural mountainous countryside, centrally located between Wernersville and Vinemont with gorgeous views and abundant wildlife.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Scott M Carl Jr & Taylor N Delisle. Kling Deibeler and Glick LLP.

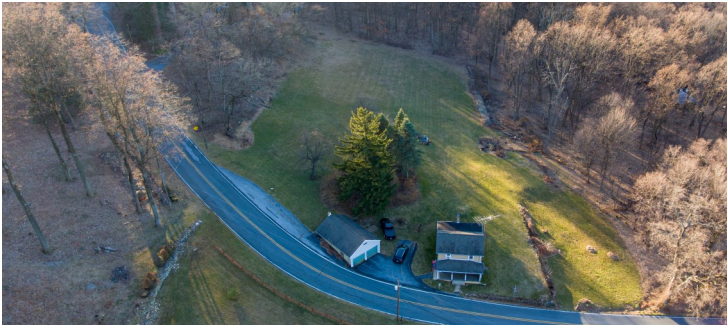
SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
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HorningFarmAgency.com
610-286-5183

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Lot Size/Acres: 2.44 Acres	Roof: Shingle	Attic: Yes	Deck/Porch: Front Porch, Rear Porch
School District: Conrad Weiser Area	Square Feet: 1,344 (approx.)	Basement: Yes w/OE	Garage: 2 Car Detached
Township: South Heidelberg	Age, Condition: 1890, Good	Fireplace: No	Outbuildings: None
County: Berks	Flooring: Vinyl, Laminate, Carpet	Heating: Oil Hot Water	Water: Well
Taxes: \$3,886	Bedrooms: 3	Cooling: Ceiling Fan	Sewer: On Site
Type: 2 Story	Baths: 1 Full + Toilet in Basement	Appliances: Electric Range, Washer, Dryer	
Construction: Frame	Laundry: Yes		

Room Sizes

Living Rm: **10 x 17** Dinning Rm: **12 x 17** Kitchen: **9'6 x 16** Bedroom: **9 x 17** Bedroom: **9 x 21** Bedroom: **10 x 16**



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