

PUBLIC AUCTION

**3 BR HOME W/ATTACHED
2 CAR GARAGE ON 2.83 ACRES**

BOWMANVILLE/ CHURCHTOWN AREA

WEDNESDAY, APRIL 26, 2023 @ 5 PM



LOCATION: 2271 Laurel Ridge Rd., Narvon, PA 17555

REAL ESTATE: Great location with a private setting, bi-level home w/attached 2 car garage on 2.83 acres. This home, tucked away along a quiet scenic side road contains approx. 2,386 SF with laminate flooring throughout most of the main level. The home features a living room w/picture window; kitchen w/ elec. range, D/W, microwave & refrigerator; dining room w/ door to 8 x 12 deck; full bath; and 3 bedrooms on the main level. The lower level contains a large rec room w/ brick wood burning fireplace & glass sliding door to lower patio; half bath; laundry; and two-car garage. The home has radiant ceiling heat, on site well and septic. The property also contains an 8 x 8 storage shed.

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

NOTE: This property is an estate and must be sold! It is centrally located between Bowmansville, Churchtown and Morgantown in a wooded private setting. The property has a new deck, some new flooring and fresh paint.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Estate of Walter J And Carole E Muntzenberger. Kling, Deibler & Glick Attorneys.

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

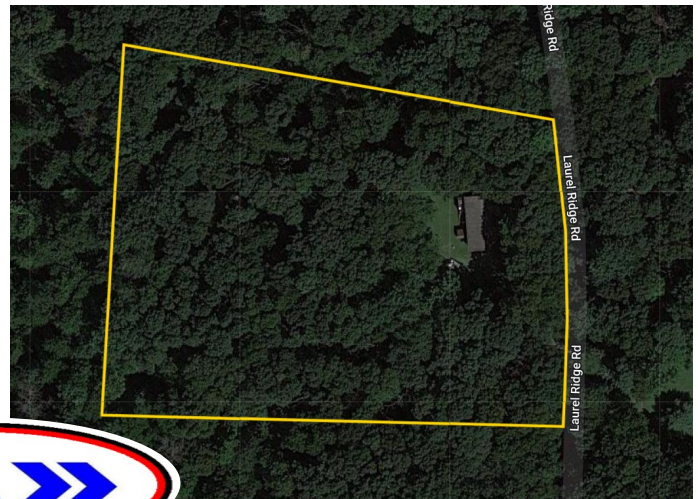
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Lot Size/Acres: 2.83 Acres	Roof: Shingle	Fireplace: Brick Wood Burning	Outbuildings: 8 x 8 Storage Shed
School District: Elanco	Square Feet: 2,386 (approx.)	Heating: Radiant Ceiling	Water: Well
Township: Caernarvon	Age, Condition: 1978, Average	Cooling: Ceiling Fan	Sewer: On Site
County: Lancaster	Flooring: Vinyl, Laminate, Carpet	Appliances: Electric Range, D/W, Microwave, Refrigerator	
Taxes: \$3,007	Bedrooms: 3	Deck/Porch: Rear Deck & Patio	
Type: Bi-Level	Baths: 1.5	Garage: 2 Car Attached	
Construction: Frame	Laundry: Yes		

Room Sizes

Living Rm: **13'6 x 17'6** Kitchen: **11 x 12** Dinning Rm: **12 x 12** Bedroom: **11'6 x 14'6** Bedroom: **10 x 13'6** Bedroom: **10 x 10**
 LL Family. Rm: **17 x 22** Laundry: **6'6 x 11** Patio: **8 x 24**



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