

PUBLIC AUCTION

4 BR RANCH HOME W/1 CAR GARAGE & HORSE BARN ON 1/2 AC. COUNTRY LOT

CHURCHTOWN/MORGANTOWN AREA

Wednesday, May 15, 2024 @ 5 PM



LOCATION: 2404 Main Street, Narvon, PA 17555

REAL ESTATE: Beautifully situated 1 story home w/1 car garage on 1/2 acre. This maintenance-free stone home, located along Conestoga Ridge Road (Rt. 23), has beautiful views of farmland valley. The home contains approx. 1,425 SF and has been meticulously maintained and updated with new vinyl plank flooring in the living room, dining room, hallway & bedrooms. The home features a living room w/stone wood burning FP & picture window; kitchen/ dining room; sunroom w/HW floor, cathedral ceiling, skylights & glass door to patio; 3 bedrooms; and 2 full baths w/new stone tile. The home has an attached oversized 1 car garage w/elec. opener, W&D hook-up & laundry sink; full basement w/ epoxy floor, wire shelving, coal stove & 4th bedroom; elec. radiant heat, mini-split (in sunroom), on site well & septic. The property also contains a 12 x 24 one-stall horse barn, a 12 x 20 storage shed w/dog kennel, paved driveway, mature shade trees, garden area, and flower beds.

OPEN HOUSE: Saturday, April 20, 27 & May 4 (1-3 pm) or by apt. call 610-286-5183 .

NOTE: This property is located along Conestoga Ridge Road PA Scenic Byway and offers beautiful views of the Conestoga Valley. It is conveniently located within minutes of restaurants, gas stations, produce stands and grocery stores and only 7 minutes to PA Turnpike.

TERMS: 10% down day of sale; settlement by July 8, 2024. Terms by: Benueel & Hannah Lapp. Glick, Goodley, Deibler & Fanning, LLP.

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **1/2 Acre**
 School District: **Elanco**
 Township: **Caernarvon**
 County: **Lancaster**
 Taxes: **\$3,192**
 Type: **1 Story**
 Construction: **Stone**

Roof: **Shingle**
 Square Feet: **1,425 (approx.)**
 Age, Condition: **1967 Very Good**
 Flooring: **Vinyl, Tile, Hardwood**
 Bedrooms: **3 (4th in Basement)**
 Baths: **2**
 Laundry: **Garage**

Basement: **Yes**
 Fireplace: **Yes**
 Heating: **Elec. Radiant Heat, Coal Stove, Wood FP**
 Cooling: **Ceiling Fans, Mini-Split (Sunroom)**

Deck/Porch: **Front Porch**
 Garage: **1 Car Attached**
 Outbuildings: **12 x 24 Horse Barn & 12 x 20 Shed w/Dog Kennel**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Living Rm: **14 x 22** Kitchen/Dining: **12 x 22** Sunroom: **13 x 16** BR's: **(11 x 12), (11 x 11), (11 x 14), (13 x 15)** Basement: **26 x 38**



Information deemed correct but not guaranteed.



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