

# PUBLIC AUCTION

**6+ BR HOME, DET. GARAGE w/LIVING QUARTERS & HORSE BARN ON 26.9 ACRES (10 Acres Tillable)**

**BOWMANVILLE AREA**

**FRIDAY, MAY 24, 2024 @ 5 PM**



**LOCATION:** 215 Boulder Hill Road, Mohnton, PA 19540

**REAL ESTATE:** Stone & vinyl 2 story home w/6+ BR's & 6 full baths, detached 28' x 36' garage w/upper level living quarters, in-ground pool & horse barn on 26.9 acres. One-owner country home has a beautiful setting w/scenic views and contains approx. 5,522 SF. featuring hardwood floors, bay windows, skylights, stained oak trim & custom quality throughout. Main Floor: 2-sty foyer w/open staircase; sunken liv.rm. w/stone wood burning FP & glass door to deck & gazebo; eat-in kitchen w/appliances; dining room; master BR w/walk-in closet & enclosed porch; master bath; BR w/private deck; & full bath. Upper Level: Loft w/built-in bookshelves; 4 BR's and 3 full baths. Lower Level: Family room w/stone FP flue & glass door to patio; multi-purpose room w/kitchen countertops, cabinets & pantry; laundry rm; utility rooms; and 1 BR efficiency/in-law quarters w/kitchen, appliances, liv.rm., lg. walk-in closet & full bath. The home has Geo-thermal heat system w/central air, central vacuum, laundry chute, & sprinkler system throughout. The property contains a 28' x 36' 2-sty. garage w/upper level living quarters; stone pool house w/full bath; 27,000 gal. heated in-ground pool & playset; and a 20' x 60' 4-stall horse barn. The land is partially wooded w/approx. 10 acre tillable, 2+ acres fenced pasture, paved circle driveway w/lots of parking areas, lawn & prof. landscaping, on site well and septic. **Enrolled in Clean & Green. Taxes: \$5,942. Zoned: Ag. Subdivision potential.**

**NOTE:** This gorgeous property is a rare gem with its beautiful setting and many possibilities. The home has formerly been the Dragonfly Bed & Breakfast offering guests the luxury of gorgeous views, numerous decks & porches to lounge on, pool & gazebo to enjoy and almost 30 acres of countryside for horseback riding, hunting and so much more! Easy access to 625, 222 & PA Turnpike and within minutes of restaurants, grocery stores & shopping.

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

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Paul D & Michelle Bias. Kling, Deibler & Glick Att-nys. **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**

**AUCTIONEERS - REALTORS - APPRAISERS**



Lot Size/Acres: **26.9 Acres**  
 School District: **Elanco**  
 Township: **Brecknock**  
 County: **Lancaster**  
 Taxes: **\$5,942**  
 Type: **2 Story**  
 Construction: **Frame**

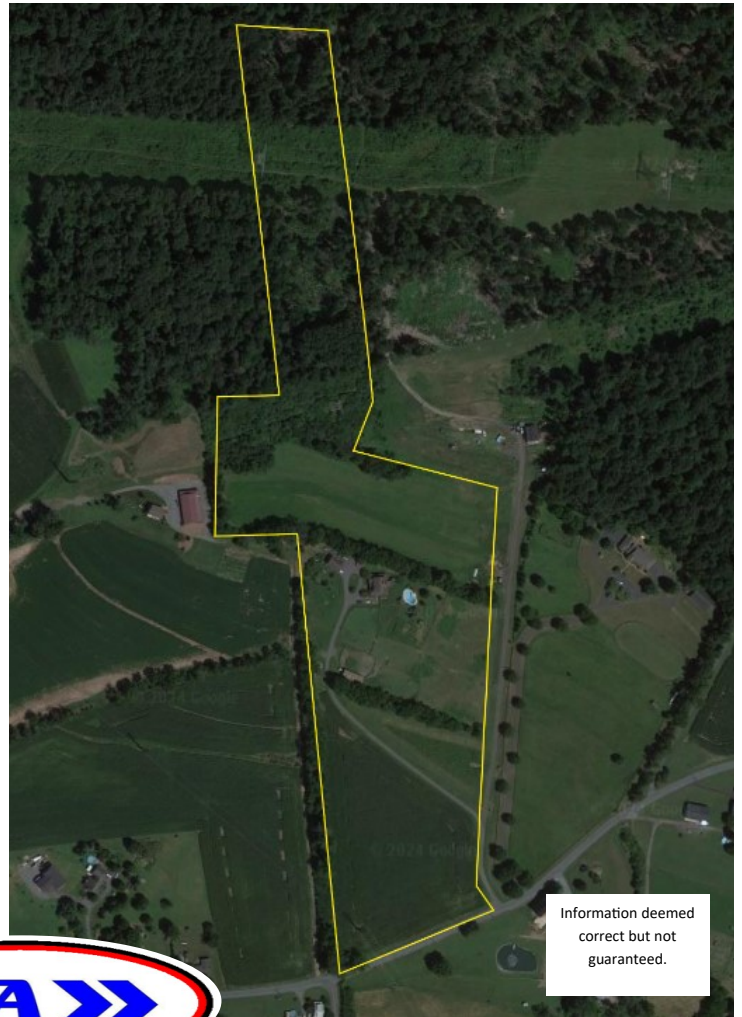
Roof: **Shingle**  
 Square Feet: **5,522 (approx.)**  
 Age, Condition: **1996, Good**  
 Flooring: **Wood, Carpet, Vinyl, Tile**  
 Bedrooms: **6+**  
 Baths: **6 Full**  
 Laundry: **Yes**

Attic: **Partial**  
 Basement: **Yes w/Outside Exit**  
 Fireplace: **Yes**  
 Heating: **Geothermal**  
 Cooling: **Central Air & Ceiling Fans**  
 Appliances: **Elec.range (3), refrigerator (2), D/W**

Deck/Porch: **6 x 62 Wrap Porch, 18 x 19 Deck, 11' Gazebo, 18 x 19 Patio**  
 Garage: **3 Car Detached**  
 Outbuildings: **12 x 16 Pool House, 28 x 36 Garage, 20 x 60 Horse Barn**  
 Water: **Well**  
 Sewer: **On Site**

**Room Sizes**

**FOYER: 13 X 15   LIV.RM: 15 X 23   DINING RM: 10X14   KITCHEN: 10X26   MASTER BR: 12 X 19   MASTER BATH: 8 X 14   ENCLOSED PORCH: 6 X 12   BEDROOM: 13 X 14   LOFT: 9 X 15   BEDROOM: 13 X 16**  
**BEDROOM: 15 X 15   BEDROOM: 12 X 13   BEDROOM: 12 X 15   BATH: 6 X 12   LL BEDROOM: 12 X 14   LL LIV. RM: 12 X 13   LL KIT: 7 X 8   FAMILY RM: 15 X 32   MULTI-PURPOSE RM: 12 X 18**



Information deemed correct but not guaranteed.



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