

PUBLIC AUCTION

5-6 BR 2 STORY HOME W/2 CAR GARAGE & DETACHED GARAGE ON 1.4 AC. COUNTRY LOT

WOMELSDORF AREA

WEDNESDAY, NOVEMBER 20, 2024 AT 4 PM



LOCATION: 986 William Penn Blvd., Womelsdorf, PA 19567. Conrad Weiser Area Schools, Marion Twp., Berks Co.

REAL ESTATE: Beautifully situated 2 story home w/2 car garage and detached garage on 1.4 acres. This maintenance-free vinyl and brick sided home has a quiet setting overlooking rural countryside with farmland and mountain views. The home contains approx. 2,875 SF with an additional 827 SF of finished living area in the basement. The main level features a living room; kitchen w/ dishwasher and counter seating; dining room; sunroom w/propane heater; laundry room w/dryer; 3 bedrooms; and a full partially re-finished bathroom. The upper level contains 2 large bedrooms and a full bath with double bowl vanity. The lower level consists of a rec room w/coal stove; bedroom; half bath; a bonus room; and 476 SF unfinished area and outside exit. The home has an attached 2 car garage; covered front porch, 12 x 36 covered rear deck; oil hot water baseboard heat; ceiling fans; on site well and septic. The property also contains a 14 x 20 vinyl sided garage w/electric opener; a 12' gazebo; 16 x 20 vinyl sided storage shed w/ electric; a paved, tree-lined driveway w/extra parking; shade trees; landscaping; and a garden area.

OPEN HOUSE: Saturday, November 2, 9 & 16 (1-3 pm) or by apt. call 610-286-5183 .

NOTE: This spacious home lends to many possibilities with minor updating and finishing to make it your ideal property!

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Kathleen E Showalter. Glick, Goodley, Deibler & Fanning, LLP.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
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HorningFarmAgency.com
610-286-5183

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Lot Size/Acres: **1.4 Acres**
 School District: **Conrad Weiser Area**
 Township: **Marion**
 County: **Berks**
 Taxes: **\$8,175**
 Type: **2 Story**
 Construction: **Stick**

Roof: **Shingle**
 Square Feet: **3,702 (approx.)**
 Age, Condition: **Good**
 Flooring: **Laminate, Vinyl, Carpet**
 Bedrooms: **5 (6th in Basement)**
 Baths: **2.5**
 Laundry: **Yes**

Basement: **Yes**
 Fireplace: **Coal Stove**
 Heating: **Oil Hot Water Baseboard, and Coal Stove**
 Cooling: **Ceiling Fans**
 Deck/Porch: **Front Porch, Rear Deck**

Garage: **2 Car Attached**
 Outbuildings: **14 x 20 Garage, 12' Gazebo, and 16 x 20 Storage Shed**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Living Rm: **13 x 28'6** Kitchen: **10 x 14** Dining Rm: **10 x 13'6** Sunroom: **15 x 15** Laundry Rm: **6 x 13**
 Bedrooms: **(10 x 10), (10 x 11), (13 x 13), (10 x 33), (13 x 33), (9 x 14)** Rec Room: **16'6 x 36** Bonus Rm: **8 x 9**



Information deemed correct but not guaranteed.



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