

# PUBLIC AUCTION

## 3 BR RANCH HOUSE W/ATTACHED 2 CAR GARAGE ON 4.53 ACRES & PERSONAL PROPERTY

BERNVILLE AREA

SATURDAY, AUGUST 15, 2020 @ 10 AM W/REAL ESTATE AT 11 AM



**LOCATION:** 86 Bricker Rd., Bernville, PA 19506. From Bernville take Rt. 183 N about 2 miles, continue straight onto New Schaefferstown Rd. for 1.9 mile, right onto Bricker Rd. for 0.4 mile to property.

**REAL ESTATE:** Beautiful secluded property containing 4.53 mostly wooded acres w/winding paved driveway leading to a low maintenance ranch house w/vinyl shake siding, full daylight basement and deck with tree top views! This gorgeous home is a custom built, one owner home. **HOUSE:** Containing 1,604 square feet features a bright great room w/lots of windows, scratch resistant laminate floors, 9' ceilings (throughout house) kitchen w/island & bar seating, glass top electric range, refrigerator, microwave, dishwasher, pull out cupboard shelves & trash can, lazy Susan's, walk-in pantry, dining & living room area w/wood/coal stove & a door leading to a deck the length of the house. Extending from the great room is a laundry room w/laundry tub & closet, master bedroom w/walk-in closet, master bathroom w/raised double bowl vanity, jetted garden tub, and tiled glass shower, 2 other bedrooms and another full bath. The house also has an attached 2 car garage w/electric openers and epoxy finished floor, full daylight basement with outside exit, 9' Superior basement walls, central vac, security system, oil hot air heat w/central air, whole house fan, wired for whole house generator, on site well and septic. **OUTBUILDINGS:** Two storage sheds 12 x 16 and 12 x 24 w/overhead door. **LAND:** Mostly wooded w/manicured lawn, landscaping & perennial beds, paved drive & parking areas and fenced dog pen.

**NOTE:** This gorgeous property is low maintenance and is turn key, ready for your family to enjoy!

**OPEN HOUSE:** Saturday, July 25, August 1 & 8 (1-3 pm) or by apt. call 610-286-5183

**TERMS:** 10% down day of sale; settlement within 60 days of sale; Terms by: Craig & Mary Day; Kling & Deibler Attorneys.

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



[HorningFarmAgency.com](http://HorningFarmAgency.com)  
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS





Lot Size/Acres: **4.53 Acres**  
 School District: **Tulpehocken Area**  
 Township: **Jefferson**  
 County: **Berks**  
 Taxes: **\$5,935**  
 Type: **Ranch**  
 Construction: **Wood**

Roof: **Shingle**  
 Square Feet: **1,604**  
 Age, Condition: **2002, Excellent**  
 Flooring: **Wood, Vinyl, Carpet, Tile**  
 Bedrooms: **3**  
 Baths: **2 Full**  
 Laundry: **Yes**

Basement: **Yes w/OE**  
 Fireplace: **Coal/Wood Stove**  
 Heating: **Oil Hot Air, Wood\Coal Stove**  
 Cooling: **Central Air/Ceiling Fans**  
 Appliances: **D/W, Microwave, Refrigerator, Electric Range**  
 Deck/Porch: **Deck length of house**

Garage: **2 Car Attached**  
 Outbuildings: **2 Storage Sheds**  
 Water: **Well**  
 Sewer: **On Site**

### Room Sizes

Great Room: **20 x 38'6** Laundry: **6 x 9** Master Bedroom: **13'6 x 14** Master Bathroom: **8'6 x 9** Bedroom: **9'6 x 11** Bedroom: **9'6 x 10'6**



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