

PUBLIC AUCTION

3 BR SEMI-DETACHED FARM HOUSE, 2 STY BARN/3 CAR GARAGE, 1 CAR GARAGE/SHOP ON .67 ACRE

YELLOW HOUSE/ DOUGLASSVILLE AREA

TUESDAY, AUGUST 25, 2020 AT 5 PM



LOCATION: 1964 Weavertown Road, Douglassville, PA 19518.

REAL ESTATE: Great investment or first time home owners' opportunity! **HOUSE:** Containing 1,632 square feet has a foyer w/iron hand pump; laundry/bar room w/vintage farmhouse kitchen sink, laundry hook-ups, and half bath; eat-in kitchen w/refrigerator, glass top stove, dishwasher, pull out cabinet drawers & lazy Susan, bar area & exposed ceiling beams; dining room; and living room on the main level and 3 bedrooms & a full bath on the second level. The house has two staircases, attic and basement, replacement windows throughout, new siding, updated 200-amp service, oil hot water heat, onsite well and public sewer. **OUTBUILDINGS:** 2 story barn/3 car garage (32 x 20); 1 car garage/shop (35 x 18); potting/craft shed (25 x 14); storage shed (31 x 16); and outhouse.

NOTE: Plan to attend this affordable estate auction. Great investment or first-time buyer opportunity with many possibilities. Property is in need of some minor cosmetic updating.

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

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Estate of H. Janette Zellers

PLEASE SEE BACK FOR MORE DETAILS OR VISIT OR WEBSITE TO SEE MORE PICTURES!

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

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **.67 Acres**
 School District: **Daniel Boone Area**
 Township: **Amity**
 County: **Berks**
 Taxes: **\$3,607**
 Type: **Semi-Detached**
 Construction: **Wood**

Roof: **Shingle**
 Square Feet: **1,632**
 Age, Condition: **1870, Fair**
 Flooring: **Wood, Vinyl, Carpet**
 Bedrooms: **3**
 Baths: **1.5**
 Laundry: **Yes**

Basement: **Yes**
 Fireplace: **No**
 Heating: **Oil Hot Water, BB**
 Cooling: **Ceiling Fans**
 Appliances: **D/W, Refrigerator, Electric Range**
 Deck/Porch: **Small porch**

Garage: **3 Car Detached, 1 Car Detached**
 Outbuildings: **Barn/Garage, Garage/Shop & 2 Storage Sheds**
 Water: **Well**
 Sewer: **Public**

Room Sizes

Foyer: **6 x 22** Laundry: **11 x 16** Kitchen: **11 x 17** Dining Room: **14 x 13** Living Room: **12 x 16**
 Bedroom: **13 x 16** Bedroom: **12 x 14** Bedroom: **10'6 x 10'6**



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