

# PUBLIC AUCTION

## RANCH HOME W/2 CAR GARAGE ON 1.94 ACRES

GLENMOORE AREA

WEDNESDAY, OCTOBER 21, 2020 AT 4 PM



**LOCATION:** 561 Marshall Road, Glenmoore, PA 19343. From JCT. 322 & 82 take 322 E. for 0.5 mile, left onto Highspire Rd. for 2.7 miles, left onto Marshall Rd. for 0.6 mile to property on the left.

**REAL ESTATE:** 3 BR 1 bath stucco & vinyl Ranch House w/basement and attached 2 car garage on a 1.94 acre wooded lot. The home contains 1,514 sq. ft. featuring an eat-in kitchen w/gas stove top & wall oven; living room w/ stone fireplace and woodstove insert, large walk-in closet w/attic access; enclosed breezeway/family room w/ baseboard heat and window a/c, 3 bedrooms; and a large full bath. The home has a basement w/washer & dryer hook-up & stone stairs leading to the enclosed breezeway, attached 2 car garage w/electric openers, 3 zone oil hot water baseboard heat; window air conditioners and ceiling fan, on site well and septic. The property also contains a 12 x 12 storage shed and a large open back yard.

**NOTE:** This home has a quiet secluded setting up a paved driveway bordered by a beautiful stone wall. The house is solid built w/ gorgeous hardwood floors but could use some minor cosmetic updating. The home will have a new roof installed prior to the auction.

**OPEN HOUSE:** Saturday, October 3, 10 & 17 (1-3 pm.) or by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale; Terms by: Kimberly Biggs & John B. Hohl. Kling and Deibler attorneys.

**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: <b>1.94 Acres</b>	Construction: <b>Frame</b>	Baths: <b>1 Full</b>	Appliances: <b>Gas Range, Wall Oven, Washer &amp; Dryer</b>
School District: <b>Downingtown Area</b>	Roof: <b>Shingle</b>	Laundry: <b>Washer &amp; Dryer Hook Up</b>	Deck/Porch: <b>Small rear porch</b>
Township: <b>Wallace</b>	Square Feet: <b>1,514</b>	Basement: <b>Yes</b>	Garage: <b>2 Car Attached</b>
County: <b>Chester</b>	Age, Condition: <b>1966, Good</b>	Fireplace: <b>Yes</b>	Outbuildings: <b>12 x 12 Storage Shed</b>
Taxes: <b>\$4,540</b>	Flooring: <b>Vinyl &amp; Hardwood</b>	Heating: <b>Oil Hot Water Baseboard &amp; Wood Stove</b>	Water: <b>On Site</b>
Type: <b>Ranch</b>	Bedrooms: <b>3</b>	Cooling: <b>Window A/C Units &amp; Ceiling Fan</b>	Sewer: <b>On Site</b>

**Room Sizes**

Living Room: **14 x 24**    Kitchen: **12 x 14'6**    Breezeway/Fam. Room: **15 x 21**    Bedroom: **11'6 x 12**    Bedroom: **10 x 10**  
 Bedroom: **9'6 x 10**    Full Bath: **8 x 12**



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