

PUBLIC AUCTION

4 BR RANCH HOME W/ATTACHED GARAGE ON .84 ACRES

BOWMANVILLE AREA

THURSDAY, OCTOBER 15, 2020 AT 4 PM



LOCATION: 417 Lauschtown Road, Denver, PA 17517. From Bowmansville take Rt. 625 N. for .5 mile, left onto Lauschtown Rd. for 1.4 miles to property on left.

REAL ESTATE: 4 BR 2 bath stone & brick ranch house w/basement and attached garage on .84 acre lot backed by woods. The home contains 1,610 sq. ft. featuring a living room w/bow window; eat-in kitchen w/wall oven, glass cook-top and sliding doors to back 14' x 17' patio, laundry w/ door to back yard, 2 full baths and 4 bedrooms. The home has a basement w/outside exit, garage w/electric opener, heat pump w/central air, on site well and septic.

NOTE: This home is centrally located to Bowmansville, Fivepointville, Red Run, Swartzville and Adamstown. It is a solid built home but could use some cosmetic updating. It has level front and back yards, paved drive and is backed by woods.

OPEN HOUSE: Saturday, September 26, October 3 & 10 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Morgan Kring & Zachary Kring. 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: **.84 Acres**
 School District: **Elanco**
 Township: **Brecknock**
 County: **Lancaster**
 Taxes: **\$2,984**
 Type: **Ranch**

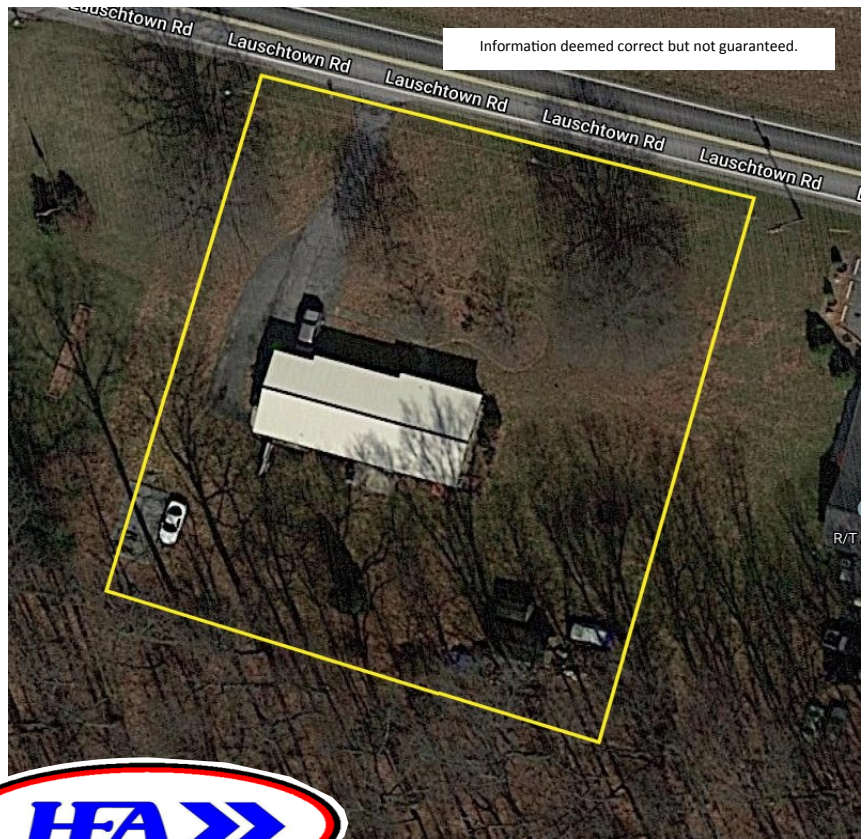
Construction: **Frame**
 Roof: **Tin**
 Square Feet: **1,610**
 Age, Condition: **1969, Fair**
 Flooring: **Carpet, Tile, Vinyl**
 Bedrooms: **4**

Baths: **2 Full**
 Laundry: **Yes**
 Basement: **Yes**
 Fireplace: **No**
 Heating: **Heat Pump**
 Cooling: **Central Air**
 Appliances: **Electric Cook Top, Wall**

Oven
 Deck/Porch: **No**
 Garage: **1 Car Attached**
 Outbuildings: **No**
 Water: **On Site**
 Sewer: **On Site**

Room Sizes

Living Room: **14 x 24** Kitchen: **13 x 20** Laundry: **10 x 11** Bedroom: **11 x 11'6** Bedroom: **11 x 13'6**
 Bedroom: **11'6 x 13** Bedroom: **10 x 11**



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