

PUBLIC AUCTION

3 BR 2 STY W/ATTACHED 2 CAR GARAGE & POLE BARN ON 35 +/- ACRES

BOWMANVILLE AREA

FRIDAY, OCTOBER 23, 2020 @ 4 PM



LOCATION: 287 Panorama Drive, Denver, PA 17517. From Bowmansville head north on 625 for 0.8 mile, left onto Bowmansville Road for 0.7 mile, left onto Panorama Drive for 0.7 mile to property on left.

REAL ESTATE: Beautiful manicured property containing 35 +/- acres w/a brick & vinyl 2 story house w/attached garage and pole barn. **HOUSE** (Contains 3,552 sq.ft including finished lower level): **First Floor:** 2 Story Foyer w/hardwood floor & open balcony; Study w/built-in bookshelves; Living Room; Family Room w/hardwood floor stone wood burning fireplace, bow window & door to screened in porch; Eat-In Kitchen w/refrigerator, dishwasher, electric range, garbage disposal, built-in desk & French doors to deck; Laundry w/washer & dryer; Half Bath; Bedroom w/cathedral ceiling, skylight, & walk-in closet; Full Bath. **Upper Level:** Balcony; 2 large Bedrooms (one with 2 walk-in closets); attic space w/plenty of room for 2 more bedrooms. **Lower Level:** Open finished living space containing a kitchen area w/cabinets, refrigerator & laundry tub, carpeted area, gas stove, outside exit, and cold cellar/storage room. The home has an attached 2 car garage w/electric openers, front covered porch, rear deck, loads of closets and storage, oil hot air heat w/central air, on site well and septic. **OUTBUILDINGS:** 40 x 60 Pole Barn. **LAND:** 25 acres of level to gently sloping tillable land with the balance in woods and lawn. The home is surrounded by large, level front & back yards, professional landscaping, paved drive & parking areas,

NOTE: This gorgeous custom built one owner home, situated in a quiet country setting w/beautiful views, has been well maintained and is turn key condition, ready for your family to enjoy! This property is enrolled in Clean & Green but not Ag Preserve.

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: Salinda Weber. Brett M. Fegely, Esq., Hartman, Valeriano, Magovern & Lutz P.C.

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



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE



Lot Size/Acres: **35 +/- Acres**
 School District: **Elanco**
 Township: **Brecknock**
 County: **Lancaster**
 Taxes: **\$3,283**
 Type: **2 Story**
 Construction: **Wood**

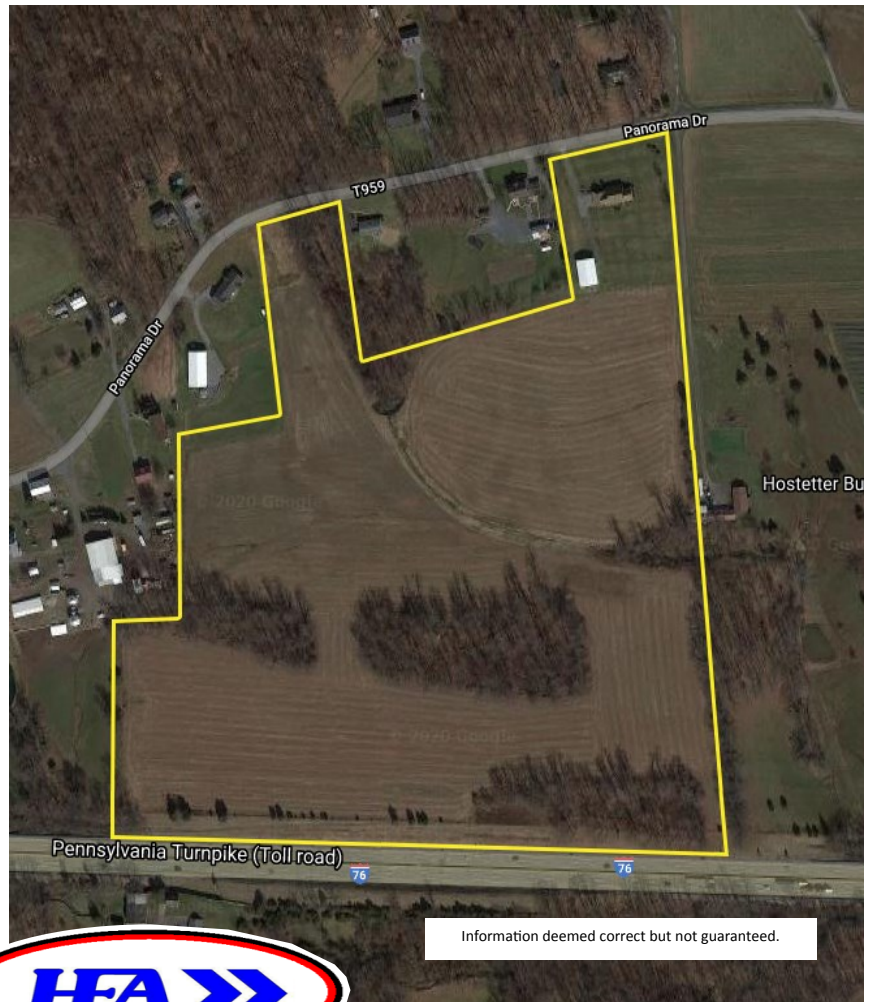
Roof: **Shingle**
 Square Feet: **3,552 (including lower level)**
 Age, Condition: **1991, Excellent**
 Flooring: **Wood, Vinyl, Carpet, Tile**
 Bedrooms: **3**
 Baths: **2 Full, 1 Half**
 Laundry: **Yes**

Attic: **Yes**
 Basement: **Yes w/OE**
 Fireplace: **Yes**
 Heating: **Oil Hot Air**
 Cooling: **Central Air**
 Appliances: **D/W, Refrigerator, Electric Range, Washer & Dryer**

Deck/Porch: **Yes, both**
 Garage: **2 Car Attached**
 Outbuildings: **Pole Barn**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Foyer: **8 x 13** Office: **9 x 12** Living Room: **12 x 15** Family Room: **14 x 16** Kitchen: **15 x 17** Laundry Room: **8 x 18** Bedroom: **12 x 17** Screened Porch: **6 x 17** Deck: **9 x 11** Balcony: **10 x 10** Bedroom: **9 x 19** Bedroom: **15 x 19** Lower Level: **30 x 45** Unfinished Attic Spaces: **11 x 27 and 9 x 12**



Information deemed correct but not guaranteed.



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