

# PUBLIC AUCTION

## 2 STY HOUSE W/2 CAR GARAGE, INLAW QUARTERS & POND ON 21.38 ACRES

ANTIQUES, FURNITURE, LAWN & GARDEN & PERSONAL PROPERTY  
CHURCHTOWN AREA

SAT., DECEMBER 5, 2020 @ 9 AM w/ R.E. @ 11 AM



**LOCATION:** 408 Hammertown Rd., Narvon, PA 17555. From Churchtown take N. Churchtown Rd. for 0.3 mile, right onto Hammertown Rd. for 1.4 miles to property on right.

**REAL ESTATE:** Contemporary one owner custom built 2 sty. w/3 BR's, 2.5 baths plus in-law quarters in daylight basement, 2 car garage & pond on 21.38 acres. This gorgeous property is a masterpiece of design, loaded with upscale contemporary features like glass block accent walls, cathedral & vaulted ceilings, skylights, an open riser staircase showcased through a glass wall, and much more! **House:** Main Level: Foyer & living rm. w/hardwood floor, gas fireplace & balcony; Eat-in kitchen w/granite countertops, Jen-Air elec. range, Sub Zero refrigerator, microwave, DW, appliance garage, pull-out drawers, lazy-Susans & built-in bar/table; Dining rm. w/built-in hutch, bookshelves & wet bar; Sunroom; Half bath; Master bedrm. suite w/dressing rm. & bath w/ jetted tub & handicap shower; Screened porch w/stone floor (10 x 13) ; Deck w/awning & fan (12 x 24); 2 car garage w/ W & D hook-ups & built-in cabinets. Upper Level: 2 bedrooms & full bath. Lower level: Family rm. w/wood stove; utility room; In-law quarters w/private entrance, kitchen/living rm., bedroom & full bath. The home has central vacuum, geo thermal heat, central air, on site well & septic. **Storage Shed:** 14 x 20. **Land:** Approx. 2/3 wooded w/balance in tillable, meadow pond & improved area.

**NOTE:** This property is stunning w/professional landscaping, picturesque pond, paved driveway, rock lined perennial beds, wisteria topped pergola all in a serene setting but within minutes to the PA turnpike & central to Churchtown, Morgantown, Bowmansville and Terre Hill.

**OPEN HOUSE:** Saturday, November 14, 21 & 28 (1-3 pm.) or anytime by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by Jerald & Elizabeth Martin. Kling & Deibler, Attys.

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: **21.38 Acres**  
 School District: **Elanco**  
 Township: **Caernarvon**  
 County: **Lancaster**  
 Taxes: **\$4,856**

Zoning: **Open Space Conservation**  
 Type: **Contemporary 2 Sty.**  
 Construction: **Frame**  
 Roof: **Shingle**  
 Square Feet: **2, 262**

Age, Condition: **1988, Good**  
 Flooring: **Vinyl, Carpet, Wood, Tile**  
 Bedrooms: **3 (4 w/in-law quarters)**  
 Baths: **2.5 (3.5 w/in-law quarters)**  
 Laundry: **Garage hook-up**

Attic: **No**  
 Basement: **Yes w/O/E**  
 Heating: **Geo Thermal**  
 Cooling: **Central Air**  
 Water & Septic: **On Site**

Room Sizes

Eat-in Kitchen: **11 x 23** Dining Room: **14 x 17** Living Rm: **18 x 24** Sun Room: **8 x 12** Master BR: **13 x 17** Master Bath: **8 x 13**  
 Bedroom: **11 x 14** Bedroom: **12 x 12** Family Rm: **22 x 23** In-law Kit/Living Rm: **22 x 25** In-law BR: **13 x 20** In-law Bath: **8 x 10**



INFORMATION DEEMED  
 CORRECT BUT NOT GUARAN-



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