

PUBLIC AUCTION

3 BR RANCH HOME W/ATTACHED GARAGE ON 2 ACRES & PERSONAL PROPERTY

HONEY BROOK AREA

FRIDAY, APRIL 30, 2021 AT 4 PM W/REAL ESTATE AT 5 PM



LOCATION: 2174 Beaver Dam Road, Honey Brook, PA 19344. From Honey Brook take Rt. 10 S. for 2.8 miles, right on Beaver Dam Rd. for 0.5 mile to property on left.

REAL ESTATE: 3 BR 1.5 bath Ranch House on a 2 acre country lot backed by woods. The home contains 1,136 sq. ft. featuring a kitchen w/lots of cabinet space, electric range & double bowl sink; dining room w/hardwood floor; living room w/hardwood floor & ceiling fan; 3 bedrooms w/hardwood floors; and a full bath w/double bowl vanity. The home has an attached 1 car garage w/electric opener; a full basement w/washer hook-up, half bath & outside exit; oil hot water baseboard heat; window A/C units; on site well and septic. The property includes a 10 x 10 storage shed.

NOTE: This ranch house has a beautiful setting, open in the front and backed by woods. After 36 years the owners are downsizing to a retirement facility.

OPEN HOUSE: Saturday, April 10, 17 & 24 1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Thomas T & Louise M. Murman; Kling & 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

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Lot Size/Acres: 2 Acres	Roof: Shingle	Basement: Full w/OE	Outbuildings: 10 x 10 Storage Shed
School District: Twin Valley	Square Feet: 1,136	Fireplace: Under Wall	Water: On Site
Township: Honeybrook	Age, Condition: 1961, Good	Heating: Oil Hot Water Baseboard	Sewer: On Site
County: Chester	Flooring: Wood, Vinyl	Cooling: Wall A/C & Ceiling Fans	
Taxes: \$2,912	Bedrooms: 3	Appliances: Electric Range	
Type: Ranch	Baths: 1 Full, 1 Half	Deck/Porch: Enclosed Porch	
Construction: Frame	Laundry: Washer & Dryer Hook Up	Garage: 1 Car Attached	

Room Sizes

Living Room: **13 x 18** Family Room: **13 x 15** Dining Room: **12 x 15** Kitchen: **15 x 23** Laundry: **6 x 6**
 Master Bedroom: **14 x 16** Bonus/Bedroom: **14 x 21** Bedroom: **12 x 13** Bedroom: **12 x 13** Bedroom: **10 x 11**



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