

**PUBLIC AUCTION**  
**Glenmoore Area**  
**Cape Cod on .8 Acre Lot**  
**Thursday, May 28, 2009 @ 6:00PM**

**1871 Creek Rd, Glenmoore, PA**

**Wallace Twp., Chester Co. Downingtown Area School District**

*From Rt 401 take Rt.82 S. for 3.4 mi. turn left on Rt.282 East (Creek Rd) for 2.7 mi. to property on the left.  
From Rt.322 take Rt.82 north, turn right on Fairview Rd to right on Rt.282 (Creek Rd) to property on left.*



**Real Estate Consists of: Vinyl Sided Cape Cod w/1456SF. Main Floor** has kitchen/dining area w/oak cabinets, gas range, refig, & DW; living room w/French doors to 10'x12'deck; 2 bedrooms w/lg closets & one full bath/ w/laundry chute to basement. **2<sup>nd</sup> Floor** has 40'x16' unfinished area ideal for future bedrooms & bath. Large daylight walk-out basement has laundry area w/washer/dryer & freezer plus high ceilings with plenty of space for future family room. Covered front porch. Oil hot water heat and backup propane wall heater, private well, & public sewer. **10x12 Storage Shed.**

*Note: This well maintained home on a large .8 Ac. lot with a semiprivate back yard is backed by woods. Home has a neutral bright décor with lots of windows and mostly parquet flooring. Located within walking distance to Wagenseller Park and within one mile of Springton Manor Farm and Springton Elementary School.*

*Beautiful setting with lots of mature plantings! Don't miss this auction!!*

**Open House: Sat. May 9<sup>th</sup>, 16<sup>th</sup> & 23<sup>rd</sup> from 1-3PM** or anytime by appointment call 610 286-5183.

**Terms:** 10% down day of sale; settlement within 60 days.

**Terms By: The Estate of Marie Jean Cadden Jan C. Bednarchik, Exe.**



**Merle Eberly 610 286-5183**

Alvin & Elton Horning • 2417-L • C. Ivan Stoltzfus CAI

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