

# PUBLIC AUCTION

Morgantown Area, Lancaster Co.

4 BR Home & Horse Barn on 1.3+/- Acres

Saturday, May 17, 2008 @ 11:00AM

448 Swamp Rd. Morgantown, PA Caernarvon Twp. Lancaster Co. E. Lanco School District

From Morgantown take Rt.23 West for 2 miles, turn right on California Rd for 2 miles, turn right on Swamp Rd to property on left.



Real Estate Consists of: **Brick & Stucco Multi-Level Home w/2000SF.** *Main Level* has eat-in kitchen w/custom built breakfast bar, painted oak cabinets, glass top range & French doors to deck; living room w/brick wood burning fireplace w/wood fired bake oven; master bedroom w/brick wood burning fireplace, sitting area & den/office w/closet; master bath; 19x9 deck; & 8x20 covered front porch. *Upper Level* has 3 bedrooms & full bath. *Lower Level* has office/media room w/built in desks, cabinets & entertainment armoire; lg. unfinished family/play room; utility room w/laundry hook-up & wood stove; half bath; & 1 car garage. Oil hot water heat w/central air, on site well & septic.

**2 Stall Brick Horse Barn** w/tack closet & overhead storage. **150`x 88` Fenced Horse Paddock.**

*Note: Well maintained property in a peaceful country setting. Private back yard with scenic views. Landscaped with brick walkways, a paved drive, mature shade trees, & stone edged flower beds. Quality craftsmanship home has random width maple floors, 2 staircases, maintenance free exterior, and new doors, windows, roof & A/C compressor.*

*Zoned: Residential Taxes: \$2543*

**Open House: Saturday, April 26<sup>th</sup>, May 3<sup>rd</sup>, 10<sup>th</sup> from 1-3 PM** or anytime by appointment call 610 286-5183.

**Terms:** 10% down day of sale; settlement within 45 days.

**Terms By: Darrell M. & Tonya D. Fisher**



**Merle Eberly 610 286-5183**

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

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