

# PUBLIC AUCTION

**Morgantown Area**

## 3BR Brick & Vinyl Rancher on .54 Acre Tuesday, October 28, 2008 @ 4:00PM

4365 N. Twin Valley Rd, Morgantown, PA

Caernarvon Twp. Berks Co. Twin Valley School District

*From Morgantown take Rt.23 East for approx. 1½ miles, turn left on Twin Valley Rd. for 1.2 miles, continue straight on Rt.82 N. for 4/10 mile to property on the left.*



**Real Estate Consists of: 3BR Brick & Vinyl Rancher w/1452 SF. *Main Level* has kitchen; dining room w/closet and built-in shelves; living room w/built-in bookshelf & brick gas fireplace; laundry w/half bath; 3 bedrooms & one full bath w/linen closet. *Lower Level* has brick hearth w/wood burning stove & outside exit. Electric baseboard heat on site well & septic. 12`x14` wood sided storage shed.**

**Note:** *This property has mature shade trees, a paved drive & a semi-private back yard w/a brick patio backed by woods. Conveniently located within a few miles of PA Turnpike, good shopping areas, and French Creek State Park. Zoned :Residential Taxes: \$2958 Don't miss this auction!*

**Open House: Saturday, October 11<sup>th</sup> & 18<sup>th</sup> from 1-3PM or anytime by appointment call 610-286-5183.**

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

**Terms By: Timothy & Hazel D. Fitzgerald**



**Merle Eberly 610 286-5183**

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