

PUBLIC AUCTION

Angelica/Green Hills Area

4BR Home on 1.28+/- Wooded Acres

Saturday, November 8, 2008 @ 11:00AM

352 Maple Grove Rd, Mohnton, PA

Cumru Twp. Berks Co. Governor Mifflin School District

From Knauers take Rt.625 North approx. 2 miles, turn right on Maple Grove Rd. for 6/10 mile to property on left. From Rt.568 take Maple Grove Rd. North for 7/10 mile to property on right.



Real Estate Consists of: Brick & Wood Sided Home w/main level 1625SF & lower level 900SF. Main Level has kitchen w/SS fridge, D/W, glass top elec. range, microwave, island, pantry & lots of windows; great room /dining area w/brick wood burning fireplace, vaulted ceiling w/exposed beams, & custom floor to ceiling windows; hall w/closets; 2 bedrooms w/double closets; master bedroom w/master bath; one full bath w/linen closet; & 2 decks, 13`x18` & 10` x18`. **Lower Level** has family room w/stone fireplace w/wood burning insert & sliding doors to 15`x21` patio; office/den w/built-in desk; half bath; slate foyer w/closets; laundry room; workshop/storage area; and 2 car garage w/elec. opener. Oil hot air heat w/central air, on site well, & septic. *Note: A peaceful mostly wooded setting. House has bright exposure with custom and encasement windows. Property has frontage on Maple Grove Rd & Imperial Dr. with paved driveways to both roads. Don't miss this auction! Sellers have relocated and are willing to sell under market value!*

Zoned : Residential Taxes: \$4361

Open House: Sat, Oct. 18th, 25th & Nov. 1st from 1-3PM or anytime by appointment call 610 286-5183.

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

Terms By: Robert G. & Megan K. Hoffman

www.horningfarmagency.com



Merle Eberly 610 286-5183

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

