

PUBLIC AUCTION

Reinholds/Galen Hall Area

Ranch Style Home & Storage Bldg. on 10.4+/- Acres

Saturday, December 20, 2008 @ 11:00AM

380 Golf Rd, Reinholds, PA 17569

S. Heidelberg Twp. Berks Co. Conrad Weiser Schools

From Rt.897 in Reinholds, take Galen Hall Rd. 1/10 mile, turn left on Swamp Church Rd. (straight thru stop sign) for 2 1/10 mile, turn right on Laurel Ridge Rd for 1/10 mile, turn left on Golf Rd for 3/10 mile to property on right.



Real Estate Consists of: Ranch Style House w/2353 SF & 868 SF in Lower Level. *Main Level* has foyer w/lg. coat closet; kitchen w/elec. range, microwave, refrig, built-in hot plate, D/W, wine rack, tiled & wood block counters, several pantries, & walk-in broom closet; sunken dining room w/built-in cabinets; butler's pantry w/built-in cabinets; living room w/brick wood burning fireplace; office w/built-in cabinets, desks & files; full bath w/linen closet; MBR suite w/private office, bedroom w/sliding glass doors to 13' x20' deck, several closets & 5' x9' full bath & laundry. ***Daylight Lower Level*** has several rooms (some finished and some partially finished) & 1 full bath. Oil hot air heat w/central air, on site well & septic.

16' x30' Storage Shed & Log Playhouse.

Note: This well built home with many upscale features is located in a totally secluded wooded setting. House has lots of built-in cabinets, storage space and a newer roof. Will need some minor renovations and TLC. Don't miss this opportunity to purchase an affordable home with 10 acres of wooded land to enjoy.

Zoned: Residential Taxes: \$3299

Open House: Saturday, December 6th & 13th from 1-3PM or anytime by appointment call 610 286-5183.

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

Terms By: Benjamin & Marlene McHenry Trust



Merle Eberly 610 286-5183

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