

PUBLIC AUCTION

3 BR RANCH HOUSE w/2 CAR GARAGE, BARN & POOL ON 4.1 ACRES

HONEYBROOK AREA

TUESDAY, AUGUST 14, 2018 AT 5 PM



LOCATION: 2734 Compass Rd., Honey Brook, PA 19344. From Honey Brook take Rt. 10 S for 3.1 miles to property on left. From Rt. 340 & 10, take Rt. 10 N for 2.7 miles to property on right.

REAL ESTATE: 3 BR ranch house containing 1,568 sq. ft. w/attached 2 car garage, barn & in-ground pool on 4.1 acres. Main level features a living room; kitchen/dining area w/tile floor, dishwasher, glass top electric range, microwave, refrigerator & pantry; den w/cathedral ceiling, skylights, stone gas fireplace, rustic wood & stone walls, gun display case & built-in aquarium w/ heater; full bath w/tile floor & skylight; 3 bedrooms; 3 seasons sunroom w/gas stove; covered porch; deck; & 2 car garage w/ electric opener. Basement has an outside exit, washer/dryer hook-up, laundry sink & half bath. Utilities: Oil hot water heat; attic fan, numerous ceiling fans & window air conditioning units; on site well and septic. Property Details: 26 x 40 aluminum sided barn w/12 x 40 addition, heated workshop and 3 stalls; 15 x 30 in-ground concrete pool w/sliding board, pool shed & pergola; front water garden w/bridge; rear water garden w/waterfalls; fenced acreage for deer or other animals w/1 ton feeder; paved driveway & extra parking.

NOTE: This property is a nature lover's dream! The entire rear of property & back yard is fenced and has deer roaming freely right up to the house. From the sunroom or porch you can enjoy a gorgeous water garden w/Koi & a waterfalls while deer graze peacefully in the background. A boardwalk pathway leads to a secluded in-ground pool w/sliding board & pool house. The property has been meticulously maintained w/manicured lawns & beautiful perennial beds. The property is conveniently located within minutes of Honey Brook & Compass.

OPEN HOUSE: Saturday, July 14 & 28 and August 4 & 11 (1-3 pm.) or anytime by apt. call 610-286-5183.

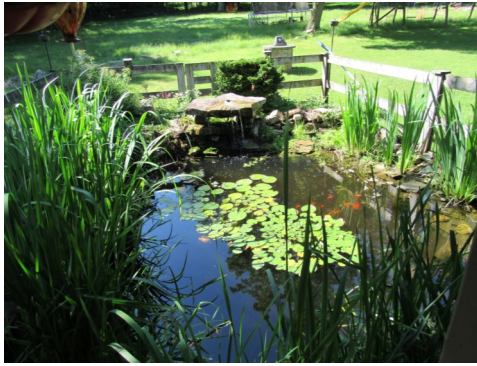
TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Gerri Antonini & Felix Antonini. Kling & Deibler Attorneys.

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **4.1 Acres**
 School District: **Twin Valley**
 Township: **Honeybrook**
 County: **Chester**
 Taxes: **\$5,130**
 Zoning: **RC**
 Type: **Ranch**

Construction: **Stone & Block**
 Roof: **Shingle**
 Square Feet: **1,568**
 Age, Condition: **1969, Very Good**
 Flooring: **Carpet & Tile**
 Bedrooms: **3**
 Baths: **1 Full, 1 Half**

Laundry: **Yes, Lower Level**
 Basement: **Yes w/O/E**
 Fireplace: **Yes**
 Heating: **Oil**
 Cooling: **Ceiling & Attic Fans, Window A/C Units**
 Appliances: **Elec. Range, Dishwasher, Refrigerator, Microwave**

Deck/Porch: **9'6 x 12 Deck, 9'6 x 15 Covered Porch**
 Garage: **2 Car Attached**
 Outbuildings: **26 x 40 Barn w/ 12 x 40 Addition**
 Water: **On Site**
 Sewer: **Septic**

Room Sizes

Living Room: **12 x 18'6** Kitchen/Dining Room: **13 x 20** Den: **11'6 x 17'6** Sunroom: **13 x 14'6** Bedrm: **9 x 9'6** Bedrm: **10 x 10'6** Bedrm: **10 x 12'6**



Information deemed correct but not guaranteed.

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