

PUBLIC AUCTION

**2 1/2 Story 6 Bedroom, 3 Bath Home w/Barn on 2 Acres
Vehicles, Tractors, Furniture, Tools, & Personal Property**

Honey Brook Area/ Zoned Commercial

Saturday, May 2, 2015 at 9:00 AM w/ Real Estate at 11:00 AM

641 Compass Rd, Honey Brook, PA 19344, Honeybrook Twp, Chester Co, Twin Valley School District

From JCT of Rts. 322 & 10, take 10 South for 1/2 mile to property on right



Eat-in Kitchen 12 x 14	Rec Room 12 x 24	Full Bath 6 x 8	UL Full Bath 9 x 8	Third Floor
Dining Room 12 x 21	Family Room 19 x 22	UL Bedroom 18 x 19	UL Bedroom 9 x 12	Bedroom 11 x 25
Living Room 12 x 20	Laundry 7 x 8	UL Full Bath	UL Bedroom 10 x 12	
Enclosed Porch 7 x 53	Foyer 6 x 8	UL Bedroom 12 x 13	UL Bedroom 10 x 12	

This 1899 circa cedar sided log and frame home offers 2,786 sq. ft. of living space and has been beautifully restored with lots of wood creating a warm and classic interior. The home is situated on an open flat country lot with a huge back yard and mature shade trees. The house features an **Eat-in Kitchen** w/pantry & dishwasher; **Dining Room** w/ hardwood floor & exposed beams; **Living Room** w/hardwood floor; **Enclosed Wrap Porch** w/gas fireplace, vaulted ceiling, and lots of windows; **Rec Room** w/vaulted ceiling; **Family Room** w/vaulted ceiling; **Laundry Room** w/sink & outside exit; **Foyer** and **Full Bathroom** on the main level. Two separate upper levels include **5 Bedrooms**; and **2 Full Baths**; and a **Third Level Bedroom** w/walk-in closet. The home is situated on a stone foundation with partial basement, oil hot water heat, on site well and septic. Outbuildings include a **Spring House** (10'x 10') finished inside w/ hardwood floor and wainscoted walls and ceiling; **2 Story Barn** (30' x 42") w/electric, 3 horse stalls, equipment & hay storage, shop/garage area and attached **Out Building** (11' x 20') and **Workshop** (10' x 12'); **Steel Sided Carport** (18' x 21'); and **3 Storage Sheds** (12'x 14'), (12' x 16'), and (12'x 14'). **Taxes:** \$3,956 **Zoned:** Commercial

Open House: Saturday, April 11, 18, and 25 (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:** Francis L. Bottner Sr.



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

610-286-5183



Information is deemed correct but not guaranteed.



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