

# PUBLIC AUCTION

## 4 BR Ranch House on .54 Acres

Churchtown Area

Monday, November 3, 2014 @ 4 PM

2362 Echo Drive, Narvon, PA 17555, Caernarvon Twp., Lancaster Co, Elanco School District

From Rt. 23 in Churchtown, turn onto N. Churchtown Rd, slight right onto Hammertown Rd for 1.57 mi, left onto Edwards Rd for .7 miles, right onto Echo Drive to property on right.



Living Room 11 x 18.5

Kitchen 16 x 17

Half Bath

Bedroom 12 x 12

Bedroom 11 x 11

Bedroom 10.5 x 10.5

Full Bath

LL Family Room 19 x 26

LL Bedroom 9 x 12

This Ranch home has 1,800 sq.ft. of living space along with a full basement and attached 2 car garage. The home features a **Living Room** w/bay window; 24 handle **Eat-in Kitchen** w/electric range, dishwasher, and pantry; **3 Bedrooms**; a **Full Bath** w/tile; and a **Half Bath** on the main level. The lower level features a large **Family Room** w/ brick hearth & coal stove and glass sliding doors to a 7 x 19 rear patio; a **4th Bedroom**; and a large **Storage Room** w/outside exit. The home also has an 7 x 13 Rear Deck and attached two car garage w/an electric opener, washer & dryer hook-up, laundry sink, and built-in wall cabinets. The home has coal and electric ceiling heat, on site well (with water treatment system), and on site septic. The home is situated on a quiet cul-de-sac street, on a beautiful lot backed by woods w/ornamental trees, stone edged perennial beds, split rail fence, and a wooded picnic area behind the backyard. Outbuildings include an 8 x 12 storage and a 7 x 7 Storage Shed. This home has Holland stone and aluminum siding w/ central vacuum, and whole house fan.

**NOTE: Sellers are relocating and are motivated to sell. Home has been very well maintained and is in move-in condition!**

**Taxes:** \$2,456 **Open House:** Saturday, October 11, 18, & 25 (1-3 pm) or anytime by apt. call 610-286-5183

**Terms:** 10% down day of sale; settlement on or before December 23, 2014

**Terms By:** Clinton L. and Sharlene F. Burkholder.

Merle Eberly - 2417-L—Brian Oberholtzer  
Alvin Horning - C.Ivan Stoltzfus CAI



**Realtors - Auctioneers - Appraisers**

[HorningFarmAgency.com](http://HorningFarmAgency.com)  
**610-286-5183**





Information deemed to be correct but not guaranteed

