

PUBLIC AUCTION

4 BR Ranch House on 1 Acre Country Lot

Honey Brook Area

Tuesday, October 23, 2012 @ 4:00 PM

100 Rock Road, Honey Brook, PA 19344, Honeybrook Twp, Chester Co, Twin Valley School District

From Honey Brook take Rt. 10 S. for 1.5 mi., right on Mt. Pleasant Rd. for approx. 1 mi., left on Rock Rd. to property on left.



Eat-In Kitchen 13 x 18

Dining Room 15 x 10

Bedroom 14 x 11

UL Bedroom 12 x 14

Living Room 13 x 18

Master Bedroom 12 x 13

Bedroom 15 x 11

LL Rec Room 25 x 14

Family Room 15 x 13

Master Bath

Main & LL Full Baths

LL Laundry 10 x 17

This custom 2,372 sq.ft. brick & wood sided home is situated in the heart of tranquil and scenic farmland. The home features a 31 pull eat-in kitchen w/a glass top electric range, D/W, refrigerator, and bar area; a living room with a beautiful brick wood burning fireplace, bay window, and full mirrored wall; master bedroom with large double closets; family room & dining room with exposed beams and hardwood floors; tiled bathrooms; lots of large closets; walk-up attic; full partially finished basement with outside exit; whole house fan; 4 heat zones; 12 x 24 deck; and an oversized 2 car garage w/electric opener. The home is situated on an open flat to gently sloping lot with fir trees, ornamental trees, and landscaping. Oil hot water heat w/Central Air, on site well and septic. **12 x 20 storage shed** w/ electric

Sellers are relocating and are motivated to sell this beautiful property in move-in condition! Zoned: Ag Taxes: \$4,510

Open House: Saturday, September 29, October 6 & 13 (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: Evelyn Detweiler



Merle Eberly - 2417-L

Alvin Horning - C.Ivan Stoltzfus CAI

HFA **HORNING**
FARM AGENCY, INC.
REALTORS • AUCTIONEERS • APPRAISERS

610-286-5183

www.horningfarmagency.com

Aerial



Property Features

- 2,372 sq. ft. Ranch House
- 4 Bed Rooms, 3 Baths
- Large open lot
- 2 Car Attached Garage
- 12 x 20 Storage Shed w/ Electric
- Lower Level Rec Room
- Well Maintained



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