

# PUBLIC AUCTION

## HISTORIC 2 1/2 STY 4 BDRM DWL. DATED 1880

Churchtown

Thursday, November 6, 2014 at 4:00 PM

2078 Main St, Narvon, PA 17555 (Along Rt. 23 in Churchtown), Caernarvon Twp, Lancaster Co, Elanco School District



Foyer 8 x 26	Dining Room 12 x 24	UL Bedroom 13 x 16	UL Bedroom/Library 13 x 16
Living Room 16 x 18	Sunroom/Foyer 7 x 8	UL Bedroom 10 x 13	Full Bath 8 x 9
Eat-in Kitchen 14 x 16	Half Bath	UL Bedroom 14 x 15	Full Bath/ Laundry 8 x 14

**This 1800's circa 2,378 sq. ft. Home** is situated on .53 acres in historic Churchtown w/picturesque views of rolling farmland and mountains. Rich in character this home offers bullseye trim on almost every door and window, original wooden doors and shutters, hardwood floors, spacious rooms and hallways, glass top doors, and gorgeous trim work throughout. The home features a 7 x 66 wrap front porch; foyer w/open staircase; living room w/ floor to ceiling windows, and wooden mantel; dining room w/French doors; updated 34 handle cherry kitchen with Corian countertops, dishwasher, electric range, microwave, and refrigerator; sunroom w/exposed brick wall; and a half bath on the main floor. The second floor contains 3 large bedrooms, one with a private staircase; a bedroom/library w/fireplace and bookcases lining two walls; and 2 full updated bathrooms w/tiled floors, one with vaulted ceiling and circle top window. The house has a full walk up attic and full basement w/outside exit; oil hot water radiators; 5 heating zones; on site well and septic. The exterior of the property features estate sized lamp post, towering shade trees, bricked walkways, privacy fence, perennial beds, paved parking, and bricked patio w/ a 16 x 32 in ground pool w/roll up solar cover, new pump, filter, & chlorinator. Outbuildings include a 2 1/2 Story 26 x 30 three bay Barn w/horse stall and tack room on first floor and storage on upper level.

**Taxes:** \$2,674 **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 within 45 days of sale **Terms By:** Andrew B & Mary Ann Galligan

**Zoned:** CV (Churchtown Village) Please contact Caernarvon Township for possible uses.

***This is a beautiful historic property in need of some refreshing, a home designers paradise and conveniently located within minutes of PA Turnpike!***

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

**HFA** **HORNING**  
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610-286-5183

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Information is deemed correct but not guaranteed.

