

PUBLIC AUCTION

1 1/2 Story 4 Bedroom House on .62 Acres & Personal Property

Mohnton Area

Saturday, June 8, 2013 at 9:00 AM w/ Real Estate at 11:00 AM

2501 Welsh Road, Mohnton, PA 19540, Cumru Twp., Berks County, Governor Mifflin School District
From Knauers (JCT of Rts. 625 & 568) take Rt. 625 North for 8/10 mile, left on Welsh Rd for 1.3 miles to property on left.



Eat-in Kitchen 15 x 12	Full Bath	Upper Level Bed Room 13 x 12
Living Room 18 x 14	Master Bedroom 12 x 14	Upper Level Bed Room 13 x 12
Enclosed Porch 20 x 13	Bedroom 13 x 13	Full Basement w/ W & D hookup

This solid built vinyl sided home is situated on a quiet country lot on the outskirts of Mohnton. The 1,215 sq. ft. of living area is open with a well designed floor plan. The home includes a newer 20 handle oak eat-in kitchen w/glass top electric range, microwave, and built-in desk area; living room w/picture window & custom drapes; sunny enclosed porch; 2 bedrooms and a full bath on main floor; 2 bedrooms on second floor w/built-in book shelves & storage; plenty of closets throughout; full basement with concrete floor, walk-out exit, washer & dryer hook-up and sink. The home has oil hot water heat w/central air, whole house generator, on site well and septic. Also included on the property is a 16 x 11 block storage building w/electric.

This is an Estate Sale, property needs to be sold! Make plans to see this well maintained home!

Zoned: RC (Rural Conservation) / Taxes: \$3,061

Open House: Saturday, May 18, 25, and June 1 (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: Charles F. Jr. High Estate



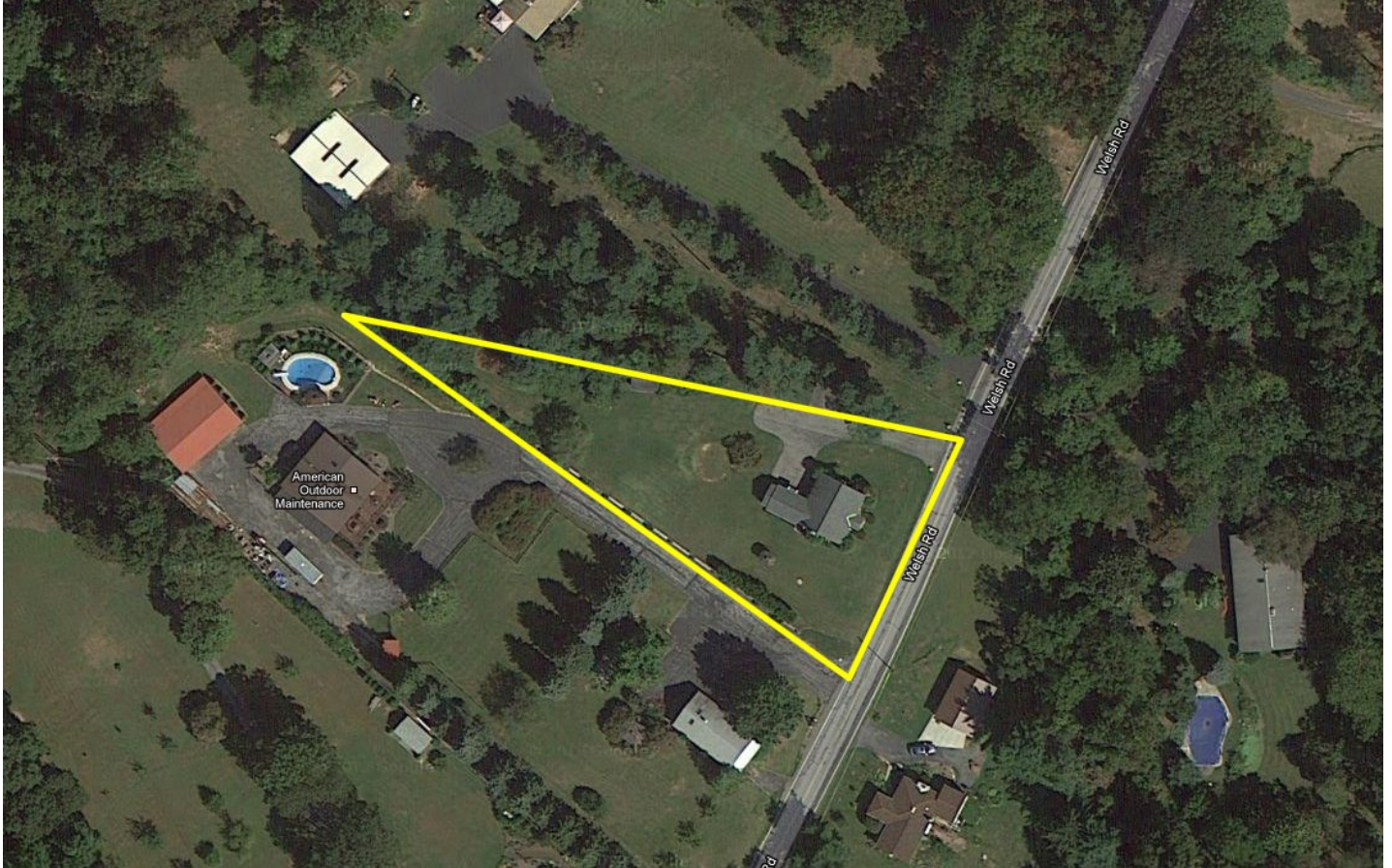
Merle Eberly - 2417-L
Alvin Horning - C.Ivan Stoltzfus CAI

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610-286-5183

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Plotting



Information is deemed to be correct, not guaranteed



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