

PUBLIC AUCTION

4 BR Stone Ranch House on 3.88 Acres

Elverson Area

Thursday, August 28, 2014 @ 4:00 PM

265 Lammey Rd., Elverson, PA 19520, West Nantmeal Twp., Chester County, Twin Valley School District

From Elverson, Take Rt. 82 S for 2.6 miles, continue onto Little Conestoga Rd for .6 miles, turn right onto Lammey Rd for .4 miles to property on right.



Living Room 14 x 19

Dining Room 10 x 10

Bedroom 8 x 9

Bedroom 6 x 11

Master Bedrm 8 x 14

Kitchen 7 x 10

Foyer 5 x 6

Bedroom 8 x 10

Full Bath

Master Bath

This solid stone Ranch home has 1,236 sq.ft. of living space along with a full basement with 1 car garage. The home features a living room w/a stone wood burning fireplace and picture window; kitchen w/electric range & refrigerator; dining room; foyer w/stone floor; 4 bedrooms; and 2 full baths all with hardwood or laminate flooring. A full basement features a laundry room w/sink; and a one car garage. The house has oil hot water heat; electric water heater; water softener; window A/C; on site well and septic. Roof, fascia & spouting only 4 years old. Outbuildings include an 8 x 10 storage shed; and a 16 x 21 shed w/electric. This property is mostly secluded and very quiet with mature shade trees, a huge back yard with a patio and garden area. **Open House:** Saturday, August 9, 16, & 23(1-3 pm) *or anytime by apt. call 610-286-5183* **Taxes:** \$3,818 **Terms:** 10% down day of sale; settlement within 45 days of sale **Terms By:**

Estate of Arlene E. Huffman

Atty: Michael P. Rowan



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



Realtors - Auctioneers - Appraisers

HorningFarmAgency.com
610-286-5183

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