

# PUBLIC AUCTION

## 1 1/2 Story House on .25 Acres

Geigertown Area

Wednesday, July 9 2014 @ 6:00 PM

3106 Haycreek Rd, Birdsboro, PA 19508, Union Twp, Berks Co, Daniel Boone Area School District

*From Elverson, take Rt 82 N (Twin Valley Rd) for 1.9 miles, continue onto Hay Creek Road for 2.7 miles to property on left.*



Living Room 12 x 17

Dining Room 9 x 12

Sun Porch 9 x 17

UL Bedroom 10 x 18

Eat-In Kitchen 16 x 22

Laundry Room 5 x 6

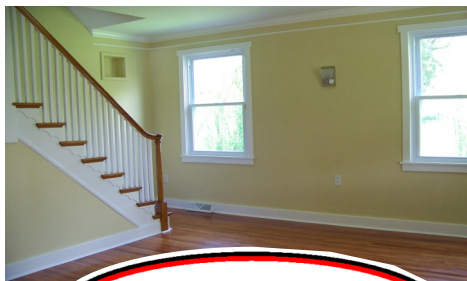
Bedroom 13 x 13

UL Bedroom 7 x 13

This newly renovated home with 1,148 sq.ft. is situated on a quiet country lot w/views of scenic meadows & woods. This home has brand new flooring, new windows, a new roof, fresh paint and complete renovation with beautiful trim and details throughout. The home features a living room w/beautifully restored hardwood floor; spacious 27 handle eat-in kitchen w/new glass top electric range, new microwave, and refrigerator; dining room w/laminate wood floors & decorative wall frames; sun porch w/sky lights; laundry w/built-in cupboards, shelves, and a closet; bedroom w/2 closets; and a full bath on the main level. Second Floor has 2 bedrooms, one with built-in dresser & mirror and a full bath. The full basement has new waterproofing system w/warranty; back-up generator, one car garage and walk-out exit. Oil hot air heat w/central air, on site septic, and public water. 12 x 20 detached insulated one car garage w/ electric and built-in shelves. **NOTE: This home has been restored like new and is ready to move into w/maintenance free exterior! Centrally located between Morgantown, Birdsboro, and Flying Hills.**

**Open House:** Saturday, June 21, 28 and July 5 (1-3 pm) or anytime by apt. call 610-286-5183 **Taxes:** \$3,171

**Terms:** 10% down day of sale; settlement within 45 days of sale



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



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

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