

# PUBLIC AUCTION

4 Bedroom Ranch House w/Horse Barn on 1.94 Acres

**Bowmansville/Churchtown Area**

**Thursday, October 3, 2013 @ 5:00 PM**

2235 Laurel Ridge Rd, Narvon PA 17555, Caernarvon Twp., Lancaster Co, Eastern Lancaster Co. School District

From square in Bowmansville, take Rt. 625 South for 1.5 miles, left on Laurel Rd for 2.3 miles, right on Poplar St. for .02 miles, first right onto Laurel Ridge Road for .04 miles to property on right.



Covered Porch 6 x 16

Sun Room 15 x 19

Bedroom 14 x 14

Lower Level Family Room 29 x 25

Living Room 14 x 19

Deck 8 x 16

Bedroom 12 x 17

Lower Level Half Bath

Dining Room 12 x 19

Laundry Room 8 x 10

Master Bedroom 16 x 21

Lower Level Bedroom 11 x 15

Kitchen 12 x 13

Full Bath 8 x 8

Master Bath 8 x 7

Attached 2 Car Garage

***This 3,832 sq. ft. Stone & Vinyl Home*** is mostly secluded, tucked away on a beautiful, tranquil, wooded lot. The paved U-shape driveway is neatly lined with stone walls and perennial beds frame the house & walks. The well maintained home has an open floor plan featuring a living room w/vaulted ceiling, skylights, and a stone wood burning fireplace; 34 handle kitchen w/bar area, dishwasher, refrigerator, gas range & pantry; sunroom w/ stained knotty oak wainscoting & cathedral ceiling; laundry with built in cabinets & laundry sink; master bedroom w/walk-in closet, and much more! The lower level is gorgeous with rich stained wainscoting, a brick hearth containing a gas stove, and glass sliding doors leading to a 20 x 42 outdoor patio w/stone fireplace and bar. Electric heat pump w/ central air & propane stove, on site well and septic. **Attached 2 car garage w/electric openers; 35' x 22' Wood & stone barn w/2 horse stalls, tack room & garage bay w/electric and outside hydrant; Detached single car garage.**

**Zoned:** Res **Taxes:** \$3,207

**Open House:** Saturday, September 14, 21, & 28 (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:** Melvin S. Kauffman, Jr.



Merle Eberly - 2417-L

Alvin Horning - C.Ivan Stoltzfus CAI



610-286-5183

[www.horningfarmagency.com](http://www.horningfarmagency.com)



# Aerial

