

PUBLIC AUCTION

3 BR, 2 Bath 1 Story Home on 2 Acres

Elverson/ Loags Corner Area

Tuesday, November 11, 2014 at 4:00 PM

2035 Little Conestoga Rd, Elverson, PA 19520, West Nantmeal Twp, Chester County, Twin Valley School District
From Elverson take Rt. 82 S for 2.6 miles, continue straight onto Little Conestoga Rd for .2 miles to property on right.



Living Room 13 x 18

Kitchen 13 x 13

Bedroom 12 x 13

Master Bedroom 13 x 14

Dining Room 13 x 19

Laundry Room 8 x 10

Bedroom 10 x 12

Master Bath 9 x 13

This vinyl sided double wide home, set on a block foundation, has an upscale interior with vaulted ceilings and neutral colors and has 1,624 sq.ft. of living space! The home features an open great room with stained wainscoting and includes a **Foyer & Dining Room** with hardwood floors & glass sliding doors to deck; **Living Room** w/ floor length windows; and **Kitchen** w/ tiled countertops, bricked back splash, wall oven, double bowl stainless steel sink & bar sink; island w/electric cook top, and elevated eating area. The rest of the home includes a **Laundry Room** w/ cabinets & countertop; **2 Bedrooms** w/walk-in closets; a **Full Bath** w/tiled countertops; **Master Bedroom**; and **Master Bath** w/ tiled floor, jetted garden tub, his and her tiled vanities, and a walk-in closet. The house has oil hot air heat, on site well and septic, a **6 x 18 Front Deck** and an **8 x 10 Rear Deck**. The home is situated on a flat country lot dotted with towering shade trees and backed by woods and includes a **12 x 16 Storage Shed**. The back yard offers a wonderful retreat for relaxation, perfect for a tree swing and a picnic!

NOTE: The home has mostly new flooring & newer roof, vinyl windows, and new sliding door. Needs some minor updating and is a great opportunity to own an inexpensive property to live in or for an investment!!

Open House: Saturday, October 18 & 25, November 1 (1-3 pm) or anytime by apt. call 610-286-5183 **Taxes:** \$2,636

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Moses S. King

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



Realtors - Auctioneers - Appraisers

HorningFarmAgency.com
610-286-5183



Information is deemed to be correct but not guaranteed.

