

PUBLIC AUCTION

**3 BR RANCH HOUSE w/3 CAR GARAGE ON .68 ACRE
LAWN TOOLS & EQUIP., ANTIQUES, HOUSEHOLD & PERSONAL PROPERTY**

BERNVILLE AREA

FRIDAY, JULY 13, 2018 AT 4:00 PM W/R.E. AT 6 PM



LOCATION: 126 Swisssdale Road, Bernville, PA 19506. Heading northwest on PA-183 toward Bernville, turn right onto Beyerle Hill Rd for 0.3 mi, right onto Garfield Rd for 0.6 mi, turn left onto Swisssdale Rd for 0.6 mi.

REAL ESTATE: 3 bedroom ranch house containing 1,386 sq. ft. of living space on the main level and approx. 350 sq. ft. in basement and detached 3 car garage. Main level features a kitchen w/dishwasher, wall oven, and electric cooktop; dining room w/hardwood floor & built-in display shelves; living room w/hardwood floor and picture window; 3 bedrooms w/ceiling fans; 1 full bath w/linen closet; and half bath w/linen closet and built-in shelving. Basement has a laundry area w/washer/dryer hook-up, laundry sink and shower; finished rec room w/carpet; and outside exit. Property details: oil hot water heat; on site well and septic; numerous ceiling fans; lots of closets; 16 x 19'6 rear deck w/bench; **24 x 40 detached 3 car garage**; mature shade trees; paved driveway and more!

NOTE: This ranch house sits on a beautiful country lot w/scenic views of rolling hills and meadows, flat front and back yards, mature shade trees, and very quiet surround. House has new roof and replacement windows.

OPEN HOUSE: Saturday, June 23, 30 & July 7 (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: Glenn E. Luckenbill Estate. Jeffrey F. Dorko Attorney.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **.68 Acre**
 School District: **Tulpehocken Area**
 Township: **Penn**
 County: **Berks**
 Taxes: **\$3,459**
 Zoning: **H**
 Type: **Ranch**

Construction: **Frame**
 Roof: **Shingle**
 Square Feet: **1,386**
 Age, Condition: **1955, Good**
 Flooring: **Hardwood, Vinyl, Carpet**
 Bedrooms: **3**
 Baths: **1 Full, 1 Half**

Laundry: **Yes, Lower Level**
 Basement: **Yes w/O/E**
 Fireplace: **No**
 Heating: **Oil**
 Cooling: **Ceiling Fans**
 Appliances: **Elec. Cooktop, Wall Oven, Dishwasher**

Deck/Porch: **16 x 19'6 deck**
 Garage: **3 Car Detached**
 Outbuildings: **None**
 Water: **On Site**
 Sewer: **Septic**

Room Sizes

Kitchen: **9'6 x 12'6** Dining Rm: **10'6 x 13** Living Rm: **13 x 22'6** Bedrm: **10'6 x 12'6** Bedrm: **12 x 16'6** Bedrm: **11'6 x 16'6**
 Basement: Rec Room: **17'6 x 20**



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