

PUBLIC AUCTION

English Style Ranch Home w/attached 3 Car Garage, Carriage House,
and Pond on 8.96 Acres

Bowmansville/Maple Grove Area

Saturday, October 18, 2014 at 2:00 PM

501 E Maple Grove Road, Narvon, PA 17555, Brecknock Twp, Lancaster Co, Elanco School District

From Rt. 625 in Bowmansville, take East Maple Grove Road for 2.1 miles to property on left.



Foyer 14 x 16	Laundry 7 x 12	Master Bath 9 x 11	Full Bath	LL Rec Rm 17 x 41
Living Rm 17 x 18	Bdrm/Office 12 x 16	Bedroom 12 x 12	Half Bath	Screened Deck 14 x 14
Eat-in Kitchen 12 x 24	Master Bdrm 16 x 19	Bedroom 11 x 15	LL Half Bath	Open Deck 10 x 19

This immaculate stone & stucco English style ranch home is situated on a secluded country lot with manicured lawns and professional landscaping w/rock edged borders, and a stream fed pond. The house offers 2,850 sq. ft. of living space and features a large **Foyer** w/hardwood floor, closet, and open staircase to lower level; **Living Room** w/ stone gas fireplace, cathedral ceiling & skylights; 34 handle **Eat-in Kitchen** w/tile floor, gas range, dishwasher, microwave, island w/granite countertop & seating area, and dining area; **Laundry Room** w/laundry tub, closet, and outside exit; **Office/Bedroom** w/cathedral ceiling, closet & outside exit; one **Full Bath** & one **Half Bath**; **Master Bedroom** w/ cathedral ceiling, French doors to private deck, circle top window, and an 8 x 9 walk-in closet; **Master Bath** w/double bowl Corian vanity, jetted garden tub, and linen closet; and 2 other **Bedrooms** on the main level. The lower level features a huge daylight **Rec Room** w/brick hearth, gas burning stove, and glass sliding door to patio; **Half Bath**; and an unfinished **Storage Room**. The home has propane hot air heat with central air, on site water & sewer, central vacuum, two covered front porches, a rear screened in deck and large open deck. Outbuildings include a detached insulated **28' x 48' Carriage House** w/2 garage doors, elec. opener, work bay w/work bench, wood stove, and 2nd floor finished room. **Taxes:** \$5,912. **Open House:** Saturday, September 27, October 4 & 11 (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:** Earl and Alice Martin.

This is a very desirable property with a gorgeous setting, long macadam driveway & surrounded by woods w/ abundant wildlife. Home is custom built and owned by original builder who is downsizing!

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



Realtors - Auctioneers - Appraisers

HorningFarmAgency.com
610-286-5183



Information is deemed correct but not guaranteed.



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