

PUBLIC AUCTION

4 BR CAPE COD w/ATTACHED 2 CAR GARAGE ON 2 ACRES, ANTIQUES & PERSONAL PROPERTY

PLOWVILLE/ GEIGERTOWN AREA

SATURDAY, JUNE 16, 2018 @ 9 AM, REAL ESTATE @ 11 AM



LOCATION: 56 Overlook Road, Morgantown, PA 19543. From Morgantown take Rt. 10 N 5.7 miles, right on Weaver Road for 1.2 miles, left on Overlook Road for 0.2 miles.

REAL ESTATE: One Owner 4 BR Cape Cod w/attached 2 car garage on 2 Acres. **HOUSE:** Vinyl w/shingle roof containing approx. 1,761 sq.ft. Main Level: Foyer w/tiled floor & coat closet; eat-in kitchen w/ electric range & dishwasher; half bath; dining room; living room w/fireplace; screened porch; full bath; and 2 bedrooms. Second Floor: 2 bedrooms, walk-in closet; and a full bath. 2 car garage w/electric opener, and washer/dryer hook-up, full basement also w/washer/dryer hook-up, oil hot water heat, on site well and septic. **LAND:** 2 Acres, mostly wooded, paved driveway and parking.

NOTE: The house has a mostly maintenance free exterior with a new roof installed in 2015. This country property is conveniently located a mile from Weavers Orchards, minutes off PA Turnpike, and within 15 minutes of French Creek State Park.

OPEN HOUSE: Saturday, May 19, June 2 & 9 (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: Gene P & Ann Y McCarney. Kling & Deibler Attorneys.

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



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **2 Acres**
 School District: **Twin Valley**
 Township: **Robeson**
 County: **Berks**
 Taxes: **\$5,025**
 Zoning: **R-1**

Type: **Cape Cod**
 Construction: **Frame**
 Roof: **Shingle**
 Square Feet: **1,761**
 Age, Condition: **Built 1989**
 Flooring: **Tile, vinyl, carpet**

Bedrooms: **4**
 Baths: **2.5**
 Laundry: **Garage hook-ups**
 Attic: **No**
 Basement: **Yes**
 Fireplace: **Yes**

Heating: **Oil**
 Cooling: **Ceiling Fans**
 Appliances: **Elec. Range, Dishwasher**
 Deck/Porch: **15'6 x 18 Screened Porch**
 Garage: **Yes, attached 2 car**
 Outbuildings: **8 x 10 Storage Shed**

Room Sizes

Kitchen: **14 x 18'6** Dining Room: **12 x 13'6** Living Room: **13'6 x 20** Bedroom: **13 x 14** Bedroom: **10'6 x 11'6**
 Upper Level: Bedroom: **11 x 15'6** Bedroom: **12 x 15'6**



Information deemed correct but not guaranteed.

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