

PUBLIC AUCTION

4 BR 3 Bath Custom Cape Cod House on 1.25 Acre Country Lot

Churchtown Area

Tuesday, June 17, 2014 @ 6:00 PM

372 Hammertown Rd, Narvon, PA 17555, Caernarvon Twp, Lancaster Co, Elanco School District

From Morgantown take Rt. 23 W for 4.3 mi, right on N. Churchtown Rd for .03 mi, slight right onto Hammertown Rd for 1.2 mi to property on right.



Living Room	14 x 15	Laundry	9 x 12	UL Bedroom	10 x 12	UL Bonus Room	15 x 23
Dining Room	12 x 22	Full Bath	7 x 6	UL Full Bath	7 x 9	Basement	26 x 38
Eat-in Kitchen	12'6" x 16	UL Bedroom	8 x 11	UL Master Bedroom	14 x 14	Covered Front Porch	8 x 35
Office	11 x 14	UL Bedroom	11 x 13	UL Master Bathroom	7 x 10	2 Car Garage	20 x 23

This immaculate 2, 466 sq. ft. Home is situated on a gorgeous country lot overlooking a pond and bubbling brook that you can hear while relaxing on the expansive flagstone front porch with beautiful vistas of the Conestoga Valley! The stucco & wood sided home is richly designed with custom wide floor trim, thick crown molding, detailed chair railings, a variety of original wood doors, circle top windows, and pine floors throughout. The main floor features an Office; Living Room; Dining Room w/ box window & brick fireplace w/Vermont Castings gas stove; 48+ handle Eat-in Kitchen w/breakfast bar, center island w/extra sink, dishwasher, gas range, microwave, refrigerator, under counter refrigerator, built-in desk, appliance garages, slide out shelves, & large pantry; Breezeway Laundry w/ sink, cupboards, shaker peg rails, and walk-in closet; and Full Bath. The second floor features a Master Bedroom Suite w/window seat, skylight, ceiling fan, 10 x 12 walk-thru closet, Bathroom w/private toilet & shower; 3 more Bedrooms all w/ceiling fans (one with walk-in closet); a full bath with double bowl vanity; and a Bonus room w/built-in niches and independent heating & cooling; Basement has additional 1,008 sq ft w/concrete floor, stove flue and outside exit. Attached 2 car garage w/electric opener, gas hot air heat w/central air, on site well and septic, & Kinetico reverse osmosis water filtration system. Home has neutral colors throughout, open floor plan, winding brick walks, and so much more! A must see!! **Zoned:** Open Space Conservation **Taxes:** 4,133

Open House: Saturday, May 17 & 24, June 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:** Stephen J. and Heidi L. Nichols

This is a very desirable property with an exceptional setting bordering preserved farmland & a view of the Conestoga Valley! Easy access to PA Turnpike, Rts. 23, 322, and 176.

Call listing agent Gerald Eberly at 717-203-0444

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



610-286-5183

www.horningfarmagency.com

