

# PUBLIC AUCTION

## 3 1/2 Story Stone Home w/Apartment on 2 Acres

Phoenixville Area

Wednesday, July 22, 2015 at 5:00 PM

1129 Egypt Rd, Phoenixville, PA 19460, U Providence Twp, Montgomery Co, Springford School District

Head S on 422 E, exit toward Oaks, left on Egypt Road for .8 mi to property on left.



Main House	Foyer	9 x 10	Living Rm	15 x 16	3L Bedroom	13 x 15	Apartment	Porch	8 x 25	2L Half Bath/Laundry	9 x 11
	Kitchen	15 x 16	2L Bedroom	15 x 15	3L Bedroom	15 x 15		Foyer	8 x 25	3L Bedroom	11 x 15
	Laundry	13 x 16	2L Bedroom	14 x 16	3L Full Bath	7 x 10		2L Kitchen	11 x 15	3L Bedroom	15 x 16
	Dining Rm	15 x 16	2L Full Bath	7 x 9				Living Room	15 x 16	3L Full Bath	7 x 11

***This 1803 circa stone home offers 4,554 sq. ft. of living space*** which consists of the main house plus an apartment with spacious rooms on all three levels, a full attic, and basement with walk-out. This large sunny home has been well maintained and updated and exhibits original characteristics such as random width hardwood floors, rounded plaster walls, deep window sills, original shutters, lots of fireplaces, original mill work, walk-in fireplace in basement & root cellar. Main house includes an electric range, DW, access to the basement, new carpet, vinyl, & well pump. Apartment includes electric range, washer & dryer, and access to the attic. The home is situated on a semi-secluded wooded lot with brick walkways & stone walls. The home has oil hot water heat, 2 hot water heaters, 2 electric services, window AC, on site well, and public sewer. The property also contains an 8 x 10 potting shed. ***Note: After 42 years, owners have retired and are motivated to sell. Great opportunity to live in main house and rent apartment or utilize entire house for your living quarters. For more info. on previous income, etc, call auctioneers.***

**Taxes:** \$4,765 **Zoned:** R2

**Open House:** Saturday, June 27, July 11 & 18 (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:** James L. Pierson



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

**Realtors - Auctioneers - Appraisers**

**[HorningFarmAgency.com](http://HorningFarmAgency.com)**

**610-286-5183**





Aerial is deemed correct but not guaranteed.

Apartment



Main House



PO Box 251, Morgantown, PA 19543

610-286-5183

[www.horningfarmagency.com](http://www.horningfarmagency.com)