

PUBLIC AUCTION

3 BR 2 Story on 2.6 Acres

Glenmoore Area

Wednesday, October 7, 2015 at 5:00 PM

520 Indian Run Rd, Glenmoore, PA 19343, Wallace Twp, Chester Co, Downingtown Area School District

From 322, take Rt. 82 N for 1.5 mi, turn right onto Indian Run Rd to property on right.



Enclosed Porch 7 x 23	Eat-in Kitchen 11 x 22	Laundry 7 x 12	UL Master Bedroom 15 x 21	UL Bedroom 13 x 22
Dining Room 14 x 15	Living Room 15 x 25	Full Bath 7 x 10	UL Bedroom 11 x 12	

This 2 Story with approx. 2,394 sq. ft. is situated on an open, flat 2.6 acre country lot with frontage along Indian Run Rd and Manor Rd. The interior features an enclosed porch; living room w/hardwood floor & brick wood burning fireplace; dining room w/hardwood floor; 32 handle kitchen w/breakfast area, glass top electric range, d/w, and refrigerator; laundry w/ laundry tub, washer & overhead cabinets; and a full handi-cap accessible bath w/reinforced walls for hand grips and a sunken Whirlpool tub on the main floor. The upper level consists of a master bedroom w/hardwood floors & walk-in closet; master bathroom; full bath; and two other bedrooms. The home also has a walk-up attic, concrete floor basement with outside exit, crawl space & 9' ceiling; and an attached 2 car garage w/electric openers. The property also contains a 12 x 16 storage shed, fenced dog area & paved driveway with extra parking. The home has oil hot water heat w/summer/winter hook-up, on site well & septic. **Zoned:** Residential **Taxes:** \$5,942

Open House: Saturday, September 19 & 26 and October 3 (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:** Romaine S. Pleban



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

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