

# PUBLIC AUCTION

3 BR Cape Cod on .43 Acre

**Knauertown Area**

Thursday, July 16, 2015 at 5:00 PM

1973 Ridge Road, Pottstown, PA 19465, Warwick Twp, Chester Co, Owen J. Roberts School District

*From Rts. 82 & 23 in Elverson, Take 23 E for 5.8 miles to property on left.*



Sun Porch 6 x 25

Dining Room 11 x 13

Full Bath 7 x 8

Sun Porch 7 x 25

UL Bedroom 10 x 16

Kitchen 8 x 13

Living Room 14 x 21

Bedroom 11 x 13

UL Bedroom 10 x 12

UL Sitting Area 7 x 8

***This cape cod with approx. 1,594 sq. ft.*** is situated on a country lot in the beautiful area of historic St. Peter's Village and Warwick County Park. Recently updated with many new things including new paint & curtains, this home is charming and bright! The home features a rear sun porch overlooking a nice back yard; new kitchen w/new flooring & new appliances including refrigerator & electric range; dining room w/large box window & built-in china cabinet; living room w/hardwood floors, bay window & new cherry gas fireplace; front sun porch with hardwood floor; bedroom w/hardwood floor; and a full bath w/new flooring, vanity & Bath Fitter tub on the main level. The second floor has all hardwood floors including 2 bedrooms; and a hall with several closets and sitting area. The home has a full basement w/washer/dryer hook-up; outside exit; new oil heater & new hot water heater & new 100 amp electric panel; on site well & septic. The property has a paved driveway w/extra parking & detached 2 car garage w/electric.

***This is a VERY AFFORDABLE HOME which has been nicely updated with many brand new features! Owners have relocated and are very motivated to sell for an affordable price. Must see home!!***

**Zoned:** B1 (Neighborhood Business) **Taxes:** \$3,678

**Open House:** Saturday, June 20, 27 & July 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:** Barbara Quinter



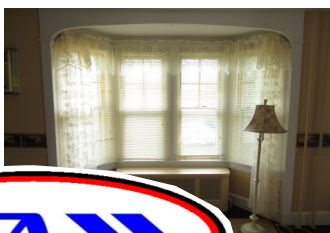
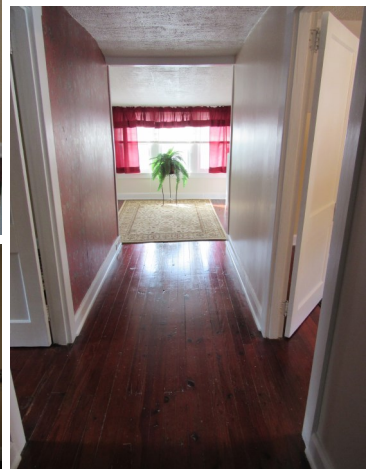
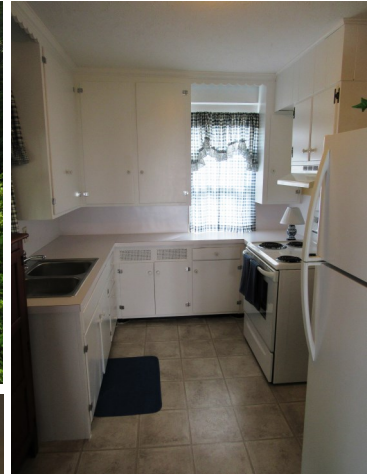
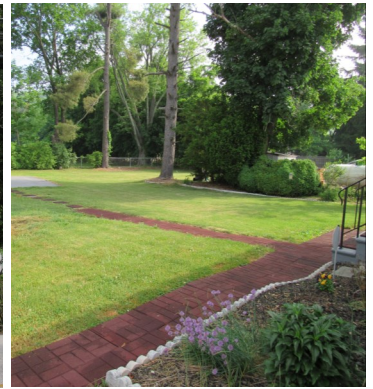
Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

**Realtors - Auctioneers - Appraisers**

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

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