

# PUBLIC AUCTION

## 2 BR A-FRAME HOUSE w/DETACHED 2 CAR GARAGE ON 2.82 ACRES & PERSONAL PROPERTY

CHURCHTOWN/ MORGANTOWN AREA

**SAT., AUGUST 17, 2019 @ 9 AM, REAL ESTATE @ 11 AM**



**LOCATION:** 2466 Main Street, Narvon, PA 17555. From Morgantown take Rt. 23 west for 2.4 miles to property on left.

**REAL ESTATE:** 2 BR A-Frame house containing 2,040 sq. ft. w/finished daylight basement, 1 car garage and detached 2 car garage on 2.82 acres. Main level features an eat-in kitchen w/a picture window & a door to a 12' x 17' deck; dining room w/ hardwood floor & built-in hutch; living room w/brick gas burning fireplace & 2 glass sliders to a 10' x 24' deck; master bedroom suite w/hardwood floor, glass slider to deck; double closet, walk-in closet & full bath w/tile. Upper level has a bedroom; large full bath; and a bright living room w/cathedral ceiling & glass wall offering fantastic views! The daylight basement has a rec room w/stone wood-burning fireplace, wooden bar & glass slider to patio; full bathroom; 1 car garage w/electric opener, washer & dryer hook-ups & shop area. Home has oil hot water heat w/4 zones & central air, on site well & septic & Napco security system. Property contains a 26' x 36' two car garage w/electric openers, paved driveway w/extra parking, mature shade trees, small orchard, a large open meadow with 560' of road frontage providing for many possibilities!

**NOTE:** This well maintained property has a beautiful setting with spectacular views of scenic farmland all around and 560' of road frontage on Rt. 23! Conveniently located within minutes of PA Turnpike, 322 & Rt. 10.

**OPEN HOUSE:** Saturday, July 27, August 3 & 10 (1-3 pm.) or by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Joseph B & Joan Rocchino. 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: **2.82**  
 School District: **Elanco**  
 Township: **Caernarvon**  
 County: **Lancaster**  
 Taxes: **\$3,852**  
 Zoning: **AG**  
 Type: **A-Frame**

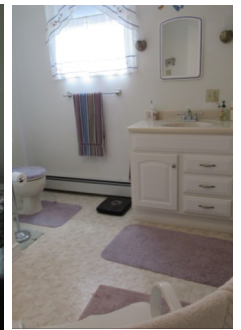
Construction: **Frame w/Vinyl**  
 Roof: **Shingle**  
 Square Feet: **2,040 plus finished basement.**  
 Age, Condition: **1976, Good**  
 Flooring: **Carpet, Vinyl, Hardwood, Tile**  
 Bedrooms: **2**

Baths: **3 Full**  
 Laundry: **Yes**  
 Basement: **Yes w/O/E**  
 Fireplace: **Yes**  
 Heating: **Oil Hot Water**  
 Cooling: **Central Air & Ceiling Fans**

Appliances: **Elec. Range**  
 Deck/Porch: **12 x 17 Deck & 10 x 24 Deck**  
 Garage: **1 Car Attached, 2 Car Detached**  
 Water: **On Site**  
 Sewer: **Septic**

### Room Sizes

Living Room: **19 x 34** Kitchen: **12 x 16** Dining Rm: **13 x 15** Bedrm: **12 x 13**  
 Upper Level: Living Room: **20 x 26** Bedrm: **10'6 x 12** Bath: **11 x 12** Lower Level Rec Room: **15 x 29**



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