

PUBLIC AUCTION

4 BR CONTEMPORARY 2 STORY ON 3.81 ACRES

BOWMANVILLE AREA

MONDAY, NOVEMBER 19, 2018 @ 4 PM



LOCATION: 1353 Hilltop Road, Narvon, PA 17555. From Rt. 625 in Bowmansville take E Maple Grove Road for 1.2 miles, left on Hilltop Road for 0.3 mile to property on left.

REAL ESTATE: Concrete & brick contemporary 2 story house w/shingle roof containing approx. 2,814 sq.ft.

HOUSE: Main Level: Foyer/Hall w/closet; Great Room w/vaulted ceiling featuring a Kitchen & Dining room w/ laminate wood floors, granite countertops, glass top electric range, dishwasher, refrigerator, microwave, pantry, built-in desk, and Living Room w/electric fireplace & arched wall niches; Full Bath w/tile floor & walls; Bedroom w/ walk-in closet; Lanai w/carpet and archways leading to open patio overlooking pond; 2 car garage w/electric opener and storage area. Lower Level: Den w/built-in brick planter open 2 stories; Laundry w/washer & dryer; large walk-in closet; 3 Bedrooms; and a Full Bath w/tile floor & large vanity. Passive solar & geothermal heat pump w/central air; on site well and septic. **OUTBUILDINGS:** 15 x 21 storage shed. **LAND:** 3.81 acres mostly wooded w/creek & pond, concrete drive w/extra parking.

NOTE: This beautiful, well maintained property emanates peace and tranquility with a unique design & style. The glass front gives the feeling of living outdoors and from the patio you can enjoy the bubbling brook & serene pond. The house has a maintenance free exterior and w/three sides built into the ground is efficient for heating & cooling! Owner has purchased another property and is motivated to sell!

OPEN HOUSE: Saturday, October 27, November 3 & 10 (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement on or before January 1, 2019. Terms by: John J. & Linda J. Rowan. Kling & Deibler Attorneys.

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



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610-286-5183

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Lot Size/Acres: **3.81 Acres**
 School District: **Elanco**
 Township: **Brecknock**
 County: **Lancaster**
 Taxes: **\$4,843**
 Zoning: **FR**

Type: **Contemporary**
 Construction: **Concrete**
 Roof: **Shingle & Rubber**
 Square Feet: **2,814**
 Age, Condition: **1981, Good**
 Flooring: **Vinyl, Laminate, Carpet, Tile**

Bedrooms: **4**
 Baths: **2**
 Laundry: **Yes**
 Attic: **Yes**
 Fireplace: **Electric**

Heating: **Passive Solar & Geothermal Heat Pump**
 Cooling: **Central Air, Ceiling Fans**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

MAIN LEVEL: Kitchen: **20 x 23** Living Room: **21 x 28** Bedroom: **8 x 15** Lanai/Patio: **30 x 30** Full Bath Foyer/Hall
 LOWER LEVEL: Den: **11 x 29** Bedroom: **9 x 15** Bedroom: **9 x 27** Bedroom: **9 x 16** Laundry: **6 x 9** Walk-In Closet: **6 x 11** Full Bath: **7 x 11**



Information deemed correct but not guaranteed.



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