

# PUBLIC AUCTION

## 2 VALUABLE PROPERTIES IN HONEY BROOK AREA

#1- Custom "Deck Style" House on 14.9 Acres  
w/Pond & Detached Garage

#2- 10 Acre Wooded Parcel

**WEDNESDAY, JUNE 11, 2014 @ 6:00 PM**

570 Beaver Dam Rd, Honey Brook, PA 19344, Honeybrook Twp, Chester Co, Twin Valley School District

From Honey Brook take Rt. 322 E for 3.1 mi, right on Birdell Rd for .5 mi, right on Beaver Dam Rd for .7 mi to property on left.



|                        |                          |                        |                         |
|------------------------|--------------------------|------------------------|-------------------------|
| Pool Room 21 x 44      | Full Bath/Laundry 9 x 10 | Bedroom 10 x 11        | LL Bedroom 8 x 12       |
| Eat-in Kitchen 10 x 28 | Bedroom 13 x 14          | LL Living Room 19 x 34 | LL Bonus Room 12 x 27   |
| Dining Room 14 x 15    | Bedroom 14 x 14          | LL Kitchen 9 x 13      | LL Storage Room 12 x 20 |
| Great Room 18 x 24     | Bedroom 10 x 14          | LL Full Bath 8 x 8     | LL Utility Room 8 x 8   |

**This 5,400+ sq. ft. Home** is situated at the end of a winding paved driveway in a very quiet secluded wooded setting overlooking a large pond. The wood sided home is surrounded by professional landscaping, paver walkways, and features an expansive 2 level wrap around rear deck. The interior of the home is rich with upscale quality, cathedral ceilings, exposed beams, skylights, lots of closets & storage space and lots of windows throughout! The 2 story **Pool Room** features a kidney shaped heated in ground pool with glass sliding panels opening to the deck; **Eat-in Kitchen** w/51 pull HB Custom Cabinets kitchen, refrigerator, d/w, gas range, appliance garage, built-in desk, and glass sliding door to deck; **Dining Room**; **Great Room** w/floor to ceiling glass wall containing 3 sliding panels opening to deck; **4 Bedrooms**, one w/wood burning fireplace and built-in bookshelf/niche, two with double closets w/built-in organizers, and two with hardwood floors; and **Full Bath/Laundry** on main floor. The lower level features a large **Family Room** w/wood burning fireplace, floor to ceiling glass wall w/4 sliding panels opening to deck and one to pool area; **31 Pull Kitchen** w/electric stove & refrigerator; **Full Bath**; **Bedroom**; **Bonus Room** w/ built-in bookshelves & cabinets; and **Storage** and **Utility** Rooms. Attached heated **4 Car Garage** (26 x 46) w/finished lower level containing **Full Bath**; **3 Show Rooms**; and a **Work Room** w/Kitchen, built-in desk, cabinets, and outside exit. Home has oil/electric hot air heat w/central air, on site septic and well w/water treatment system. Out Buildings include a 2 story (36 x 24) **3 Car Garage** w/(12 x 16) addition w/electric; (13 x 20) **1.5 Story Barn** w/electric; (8 x 12) **Potting Shed**; and **Spring House**.

**Zoned:** RC Resource Conservation **Taxes:** \$10,364 (14.9 Acres) and \$1,382 (10 Acres)

**Open House:** Saturday, May 24, 31, and June 7 (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:** Calvin and Mabel Smoker Estate & Calvin L. Smoker Builder, Inc.

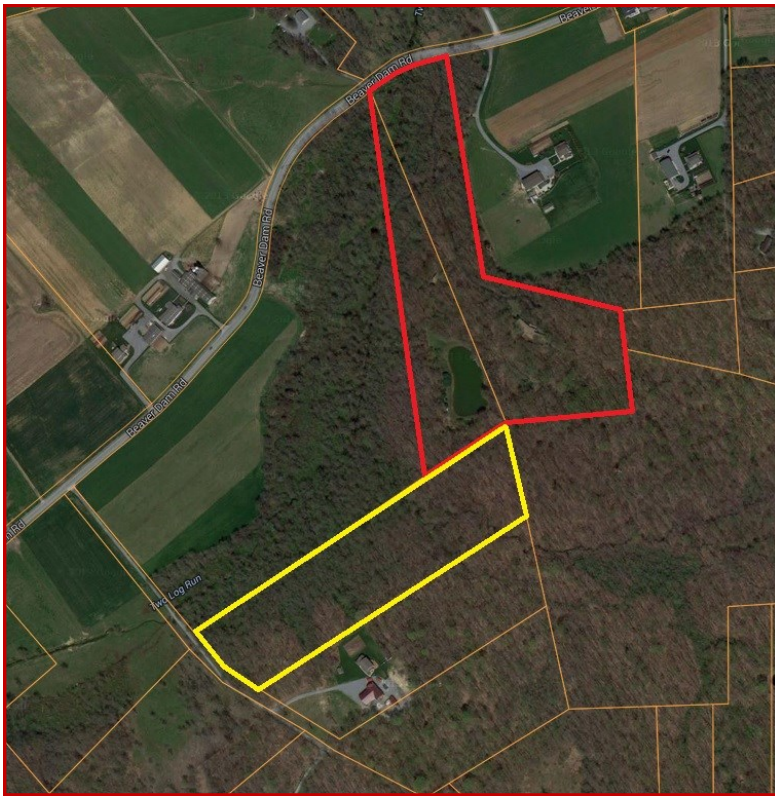
***This is a very unique property you must see to fully appreciate!!***

Merle Eberly – 2417-L  
Brian Oberholtzer



Alvin Horning  
C.Ivan Stoltzfus CAI





The boundary line in Red contains the 14.9 Acres with the dwellings described on the front of this brochure. Also, see additional pictures below.

The boundary line in Yellow contains the 10 Acre parcel which will be sold separately. This wooded parcel contains a stream and has access by Streamfield Lane. Has potential for beautiful home site!



Call listing agent Gerald Eberly at 717-203-0444



**Realtors-Auctioneers-Appraisers**

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

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**610-286-5183**