

PUBLIC AUCTION

SECLUDED 18 ACRE ESTATE

Beautiful 2 1/2 Sty. 4 BR House w/Pool -2 Sty. Modern Bank Barn -2 Car Garage -2 1/2 Sty. Barn -Horse Stable -2 Sty. Pavilion...also Lawn & Garden Equip., Furniture & Personal Property. Alsace Township/Berks County

FRIDAY, JUNE 29, 2018 @ 4 PM
(Personal property sold immediately after real estate)



LOCATION: 2998 Pricetown Road, Temple, PA 19560. Head north on US-222 BUS N, merge onto PA-12 E toward Pricetown for 3.4 miles to property on left.

REAL ESTATE: Secluded, beautifully renovated 1885 stone 4 BR house w/approx. 3,700 sq. ft. & outbuildings on 18 ac.

HOUSE: First floor: Gourmet kitchen w/Bamboo floor, stainless steel appliances, granite countertop, Kohler farmhouse sink, bar seating, wine rack, walk-in pantry & dining/sitting area; dining room w/antique buffet w/vessel sink; living room w/exposed stone wall, original millwork, antique shutters & stone fireplace w/insert; enclosed 3 seasons porch w/stone wall; screened back porch; full bath w/tiled walk-in shower; laundry room w/washer, dryer & sink. Second Floor: 2 bedrooms; 2 full baths (one w/claw foot tub & tiled walk-in shower); office or possible 3rd bedroom; huge master bedroom suite w/walk-in closet, pellet stove, lots of windows, glass block wall to master bathroom w/sauna, walk-in shower, double bowl vanity & deck. Third Floor: Loft/4th bedroom & unfinished storage area. Basement w/outside exit; oil hot water baseboard heat; central air; on site well & septic; **10.12 KW solar array, ground mount, covers electric for entire property;** full security system.

EXTERIOR & OUTBUILDINGS: 20x40 in-ground pool w/stone patio, fireplace & large grill w/2 grills, sear grill, mini fridge, and 2 side burners; 11 X 36 deck w/pergola; 3' deep water garden/fish pond w/bridge; 22X24 two-story pavilion w/ stone fireplace & pizza oven; 18x45 horse stable w/2 stalls, upper hay loft and lower storage area; 24x26 two-car garage w/electric openers & upper level storage; 17x26 2 1/2 story barn; 24x60 modern bank barn w/3 overhead doors; wood shed; chicken coop; stone out-house; paved parking area; approx. 2 acres fenced meadow; mature woods with walking, riding or ATV trails; gated entrance and much more!

NOTE: This gorgeous property is rich in old character beauty skillfully blended w/modern elegance & grandeur!

OPEN HOUSE: Saturday, June 16 (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: Bonnie L. Spayd -484-256-8800; 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: **18**
 School District: **Oley Valley**
 Township: **Alsace**
 County: **Berks**
 Taxes: **\$5,322**
 Zoning: **Industrial**
 Type: **Farmette**

Construction: **Stone & Frame**
 Roof: **Shingle & Metal**
 Square Feet: **Approx. 3,700**
 Age, Condition: **1885 Renovated**
 Flooring: **Wood, Tile**
 Bedrooms: **4**
 Baths: **4**

Laundry: **Yes**
 Attic: **Partial**
 Basement: **Yes**
 Fireplace: **Yes**
 Heating: **Oil Hot Water, FP, Stove**
 Cooling: **Central Air & Ceiling Fans**
 Appliances: **Dishwasher, Gas Range, Refrigerator**

Deck/Porch: **Decks, Patio, In-ground Pool**
 Garage: **Yes, detached**
 Outbuildings: **Modern Bank Barn, 2 1/2 sty Barn, Horse Stable, 2 Car Garage, Pavilion, more**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Main Level: Kitchen: **22 x 27** Dining Rm: **13 x 24** Living Room: **13 x 20** Enclosed Porch: **7 x 27** Laundry: **9 x 11** Full Bath: **7 x 8**
 Upper Level: Bdrm: **10'6 x 17** Bdrm: **11 x 22'6** Office/Bdrm: **19 x 17** Full Bath: **6 x 7'6** Full Bath: **7 x 12** Master Bdrm: **25 x 26** Master Bath: **8 x 25**
 Third Level: Loft/Bedroom: **16'6 x 19'6**

Information deemed correct but not guaranteed.



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