

# PUBLIC AUCTION

Ranch Home w/attached 2 Car Garage on 1 Acre

Honey Brook Area

Thursday, June 18, 2015 at 5:00 PM

1304 Reservoir Rd, Honey Brook, PA, Honeybrook Twp, Chester Co, Twin Valley School District

From Honey Brook take Rt. 322 W for .9 mile, turn right onto Reservoir Road for 1 mile to property on right.



Foyer 7.6 x 13	Den 16 x 13	Master Bdrm 13 x 18	Bedroom 13 x 13	LL Rec Rm 55 x 18
Dining Rm 13 x 16	Laundry 9 x 10	Master Bath 8 x 8	LL Office 14 x 18	Deck 18 x 45
Eat-in Kitchen 12 x 16	Living Room 12 x 22	Bedroom 12 x 13	LL Storage Room 9.6 x 33	Deck 7 x 18

***This beautiful stucco & siding ranch home*** is situated on a quiet country lot with manicured landscaping, perennial gardens, and stately shade trees. The house offers 3,206 sq. ft. of living space and features hardwood and tile floors throughout with carpet in bedrooms & living room. **MAIN LEVEL:** Foyer; Dining Room w/bow window; Eat-in Kitchen w/exposed beams, refrigerator, DW, elec. range, garbage disposal & pantry; Den w/exposed beams, built-in bookshelves, brick wood burning FP & glass sliding door to deck; Living Room w/large picture window; Laundry Room w/2 closets & cupboards; Half Bath; Master Bedroom w/2 closets & glass sliding door to deck; Master Bath w/large vanity; 2 more Bedrooms; & Full Bath. **LOWER LEVEL:** Office & Rec Room w/carpet & beautiful wood walls, brick hearth w/stove, built-in bookshelves & outside exit; Storage Area; & Utility Room w/sink. The home also has a Full Attic, 2 car Garage w/electric opener and large side & rear Decks wrapping around the house. The home has propane hot air heat with central air, on site water & sewer. Outbuildings include a 13 x 24 Shed w/door & overhead door & an 8 x 12 Shed. **Taxes:** \$6,021. **Open House:** Saturday, May 30, June 6 & 13 (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:** Vernon & Donna Stoltzfus

***This is a very desirable property with a gorgeous setting, macadam driveway & owned by original owner for 37 yrs!***



Merle Eberly - 2417-L—Brian Oberholtzer  
Alvin Horning - C.Ivan Stoltzfus CAI



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[HorningFarmAgency.com](http://HorningFarmAgency.com)  
610-286-5183





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