

PUBLIC AUCTION

**3 Bedroom Home with 30' x 40' Shop on 1.12 Acres
Tools, Motorcycle & Vehicle Parts and Lawn & Garden**

French Creek State Park/Elverson Area

Saturday, October 12, 2013 at 9:00 AM w/Real Estate at 11:00 AM

2364 Hopewell Road, Elverson, PA 19520, Caernarvon Twp., Berks County, Twin Valley School District

From Morgantown take Rt. 23 East 1.9 for miles, left on N. Twin Valley Road for 1.3 miles, right onto Elverson Road for .01 miles, slight left onto Hopewell Road for .4 miles to property on left.



Living Room	20 x 15	Full Bath		Master Bedrm	15 x 12	LL Family Room	24 x 16
Dining Room	11 x 12	Bedroom	10 x 12	Full Bath		LL Laundry	7 x 8
Eat-in Kitchen	13 x 12	Bedroom	12 x 11	Deck	12 x 12	LL Half Bath	

This vinyl & brick 3 bedroom home is situated on a semi secluded peaceful country lot with a paved driveway and extra parking. The home offers 1,806 sq. ft. of living area in need of some cosmetic updating. **Upper Level:** includes Living Room; Dining Room w/ glass sliding doors to a 12 x 12 rear Deck; Eat-in Kitchen w/refrigerator, electric range, dishwasher, microwave & pantry; Master bedroom w/Master Bath; 2 other Bedrooms; and Full Bath. **Lower Level:** features a Family Room w/exposed beams, brick hearth with wood/ coal stove; Half Bath with tile floor; Laundry with washer, dryer, and laundry tub; and an attached **2 car Garage** w/work benches. The home has electric baseboard & woodstove heat, on site well and septic. Property also features a **30 x 40 Shop** w/electric, 2 garage bays, office area, and security system; and a **16 x 10 Storage shed**. ***This property is an estate in need of updating and must be sold!!***

Zoned: Residential / Taxes: \$4,632

Open House: Saturday, September 21 & 28 and October 5 (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:** Thomas Scott Tursack Estate



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

HFA **HORNING**
FARM AGENCY, INC.
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610-286-5183

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