

# PUBLIC AUCTION

**3/4 BR CAPE COD w/3 CAR GARAGE ON 1.73 ACRES**

**ALLEGHENYVILLE/ BOWMANVILLE AREA**

**TUESDAY, OCTOBER 9, 2018 AT 5 PM**



**LOCATION:** 908 Alleghenyville Rd., Mohnton, PA 19540. From the square in Bowmansville head east on E Maple Grove Rd. for 1.2 mi, left onto Hilltop Rd. for 1.5 mi, right onto Schlouch Rd. for 0.1 mi, left onto Camp Rd. 0.6 mi, left onto Alleghenyville Rd. to property on left.

**REAL ESTATE:** 3/4 BR log and stone sided cape cod containing 1,782 sq. ft. of living space w/attached 3 car garage. Main level features a great room w/cathedral ceiling, hand hewn barn beams, log pillars & custom oak trim (harvested from property), picture & bow windows, kitchen w/Corian countertops, bar area, dishwasher, microwave & pantry, dining area & living area; full bath w/linen closet & medicine cabinet; and 2 bedrooms. Upper level features a master bedroom suite w/gas fireplace, office or 4th bedroom w/laminate wood floor, and half bath. Basement has a laundry area w/washer/dryer hook-up, laundry sink, outside exit, and 3 car garage, a 12' Bendpax hydraulic car lift (sold separately) & above garage storage. Property details: heat pump w/central air & oil hot water radiant floor heat; on site well and septic; numerous ceiling fans; 7 x 30 stamped concrete covered front porch w/2 ceiling fans; 12 x 29 stamped concrete rear patio; 6 x 8 storage shed; 8 x 47 storage container; 12 x 16 storage shed w/overhead door & 10 x 16 lean-to; mature shade trees; paved driveway w/lots of parking areas & more!

**NOTE:** This cape cod is situated on a beautiful country lot w/mature shade trees, scenic pond, meadow & woods views and has been meticulously maintained! House and property have been completely renovated in 2010.

**OPEN HOUSE:** Saturday, September 8, 22 & 29 (1-3 pm.) or by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Curtis and Gail Wireman. Kling & Deibler Attorneys.

**SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE**

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



**HorningFarmAgency.com**  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**





Lot Size/Acres: **1.73 Acres**  
 School District: **Governor Mifflin**  
 Township: **Brecknock**  
 County: **Berks**  
 Taxes: **\$3,969**  
 Type: **Cape Cod**  
 Construction: **Block**

Roof: **Shingle & Tin**  
 Square Feet: **1,782**  
 Age, Condition: **1960/Renovated 2010**  
 Flooring: **Laminate Hardwood, Vinyl, Carpet**  
 Bedrooms: **3/4**  
 Baths: **1 Full, 1 Half**

Laundry: **Yes, Lower Level**  
 Basement: **Yes w/O/E**  
 Fireplace: **Gas Stove**  
 Heating: **Heat Pump & Oil**  
 Cooling: **Central Air & Ceiling Fans**  
 Appliances: **Microwave, Dishwasher**  
 Deck/Porch: **12 x 29 & 7 x 30 Porches**

Garage: **3 Car Attached**  
 Outbuildings: **2 Storage Sheds & Storage Container**  
 Water: **On Site**  
 Sewer: **Septic**

**Room Sizes**

Kitchen/Dining: **14 x 27** Living Rm: **12 x 26** Bedrm: **9'6 x 12** Bedrm: **10 x 11'6** Master Bedrm: **15 x 20** Office/4th Bedrm: **11 x 14**  
 3 Car Garage: **26 x 42**



Information deemed correct but not guaranteed.

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