

PUBLIC AUCTION

2 1/2 Story House w/Heated Shop & Horse Barn with Pasture on 2.26 Acres

Bowmansville/Adamstown Area

Friday, May 30, 2014 @ 6:00 PM

1786 Bowmansville Rd, Mohnton, PA 19540, Brecknock Twp, Lancaster County, Elanco School District

From Weaver Mkt. at 272 & 897, take 272 N for 2 miles, right on Bowmansville Road for 1.3 miles to property on left.



Living Room 14 x 17

Eat-in Kitchen 10 x 19

Upper Level Bedroom 10 x 10

Upper Level Bedroom 15 x 16

Sunroom 16 x 16

Family Room 13 x 19

Upper Level Bedroom 10 x 16

Upper Level Full Bath 7 x 7

Office 8 x 12

Laundry/Full Bath 8 x 11

Upper Level Bedroom 11 x 19

Upper Level Half Bath

This beautiful 2,221 sq. ft. Home is situated on an open country lot, surrounded by fields and woods and is rich in character w/exposed beams & log walls. The home features a **Living Room** w/brick gas fireplace, cathedral ceiling w/ exposed beams; **Sun Room** w/built-in cabinets, circle top windows & door to deck; **Office** w/2 built-in desks, closets, and bow window; **Eat-in Kitchen** w/34 pull cherry cabinets, granite & Corian countertops, tiled backsplash, glass top electric range, d/w, microwave, refrigerator, garbage disposal, island, built-in desk, and bay window; **Family Room**; and **Laundry/Full Bath** w/cabinets. Second Floor has **4 Bedrooms**, one with **Half Bath**, 2 w/walk-in closets and a **Full Bath** w/linen closet. **Full Attic** w/cedar closet & **Basement** w/tiled floor & outside exit. The home has central vac, oil hot water baseboard heat w/ 4 zones & central air, propane fireplace, electric heat pump water heater, on site spring w/UV light & filter system, on site septic. Attached oversized **2 Car Garage** w/elec. openers, multi-level **Deck** w/ approx. 543 sq. ft., 8' x 11' pavilion w/fan, beautiful water garden w/bridge, & stamped concrete walks & porch. 12' x 18' **Horse Barn** w/running water & electric and approximately 2/3 acre fenced pasture. 15' x 23' **Garage** w/ electric. **50' x 44' Shop**: stick frame, steel sided, insulated, radiant floor propane heat w/2 heat zones, water & electric, two 10' x 10' overhead doors w/elec. openers, 12' ceilings, built-in cabinets & shelves, 19' x 27' wood shop area w/9' ceilings & storage area w/laundry tub. **Zoned: Ag Taxes: \$3,914**

Open House: Saturday, May 10, 17, & 24 (1-3 pm) or anytime by apt. call 610-286-5183

Terms: 10% down day of sale; settlement within 60 days of sale **Terms By:** Curtis III & Arlene B. Wireman

This is a very desirable property with many possibilities you must see to fully appreciate!!

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

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Back of House



Inside Shop



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