

PUBLIC AUCTION

3 BR Ranch House & Adjoining Lot

Kenhorst Area

Tuesday, September 9, 2014 @ 4:00 PM

1313 Brooke Blvd, Reading, PA 19607, Kenhorst Boro, Berks Co, Governor Mifflin School District

From Rt. 625 in Kenhorst, take S Kenhorst Blvd. to left on Brooke Blvd to property on right.



Covered Porch 6 x 20

Dining /Bedroom 8 x 13

Full Bath 6 x 9

LL Full Bath

Living Room 14 x 21

Bedroom 11 x 13

LL Rec Room 13 x 30

LL Laundry/Utility Room 15 x 20

Eat-In Kitchen 11 x 13

Bedroom 13 x 15

LL Billiards Room 14 x 15

LL Storage Room 6 x 13

This solid built Holland Stone Ranch home offers 1,054 sq.ft. of living space. The home features a living room w/tiled wood burning fireplace & picture window; 28 handle eat-in kitchen w/electric range, dishwasher, refrigerator, microwave, appliance garage & wainscoting; dining/bedroom w/closet; 2 bedrooms, one with hardwood floor & double closets; and a full bath on the main level. The lower level contains a huge L-shaped, rec/billiards room w/ a 5 stool wet bar & lighted cedar closet; full bath with tiled floor; utility/laundry room w/ laundry sink; and a storage room. The home has an attached oversized one car garage w/built-in shelves. Oil hot air heat (new oil tank), public water & sewer. This property is a great investment opportunity in average condition but in need of cosmetic updating. The home has a great location, nestled in a quiet neighborhood yet just minutes from major roads and conveniences.

House & adjoining lot will be sold together.

Note: This is an Estate Auction with sellers motivated to SELL. Plan to inspect this affordable property!

Open House: Saturday, August 23, 30 & September 6 (1-3 pm) *or anytime by apt. call 610-286-5183*

Taxes: \$3,238 **Terms:** 10% down day of sale; settlement within 45 days of sale.

Terms By: The Estate of Pauline G. Yeager **Atty:** Larry Miller

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



Realtors - Auctioneers - Appraisers

HorningFarmAgency.com
610-286-5183



Aerial of House & Adjoining Lot—Total .20 Acres



Front of Property



Back of Property

