

PUBLIC AUCTION

HISTORIC STONE HOUSE & BUILDING ON 1.9 ACRES

East Nantmeal Township/Chester County

THURSDAY, JUNE 14, 2018 AT 3 PM



LOCATION: 4152 Conestoga Rd, Elverson, PA 19520. From Rt. 23 turn onto 345 S, left on 401 E, 1 mile on left.

REAL ESTATE: Beautifully restored 1835 Historic stone 3-4 BR house w/2,286 sq. ft. and outbuilding on 1.9 ac.

HOUSE: First floor: Enclosed portico; kitchen w/granite countertops, ss gas range, refrigerator & d/w; dining room w/bay window; family room w/cathedral ceiling, skylights, & woodstove w/tiled hearth; den w/wood burning fireplace & built-in hutch; & full bath. Second Floor: 3 bedrooms w/closets; office w/cathedral ceiling & built-in desk; full bath w/cathedral ceiling & tiled floor; and laundry. Third Floor: Loft or 4th BR w/wood flooring; and storage area. Partial basement, oil hot air, electric baseboard, and wood stove heat, ceiling fans, on site well and septic, 11 x 22 side deck & 7'6 x 20 covered front porch. **OUTBUILDINGS:** 26 x 36 Building w/ 22'6 x 24'6 finished multi-purpose room w/wood flooring, coal stove and 9'6 ceilings; 11 x 24'6 shop w/workbench; & second floor storage.

LAND: 1.9 Acres, w/paved drive & parking area, professional landscaping, mature shade trees, stone walk, & private back yard.

NOTE: This gorgeous property is rich in beauty and character with all wood floors, raised panel millwork, exposed beams & stone, cathedral ceilings, 16" window sills, paved driveway & parking, pvc fenced front yard & private back yard, detached building w/heated large multi-purpose room perfect for entertaining a crowd, artists studio and much more! This property has easy access to horseback riding, hiking, and biking trails.

OPEN HOUSE: Saturday, May 19, June 2 & 9 (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement on or before August 13, 2018; Terms by: Gregory & Catherine Zimmerman; Kling & Deibler Attorneys.

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



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610-286-5183

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Lot Size/Acres: 1.9	Construction: Stone & frame	Laundry: Yes	Deck/Porch: Covered Front Porch & side deck
School District: Owen J. Roberts	Roof: Shingle	Attic: Partial	Garage: No
Township: East Nantmeal	Square Feet: 2,286	Basement: Partial	Outbuildings: Building w/multi-purpose room, shop & storage
County: Chester	Age, Condition: 1835 Restored	Fireplace: Yes	Water: Well
Taxes: \$4,943	Flooring: Wood, Tile	Heating: Oil, Elec, Wood Stove	Sewer: On Site
Zoning: Ag Preserve	Bedrooms: 3-4	Cooling: Ceiling Fans	
Type: Historic Stone 2 Sty	Baths: 2	Appliances: Dishwasher, gas range, refrigerator	

Room Sizes

Main Level: Mud Room: **5'6 x 8'6** Kitchen: **11 x 14** Dining Room: **15'6 x 17** Family Room: **16 x 19** Den: **13 x 18** Full Bath: **4 x 8**
 Upper Level: Bedrm: **10 x 10** Bedrm: **12 x 20** Bedrm: **10 x 11** Office: **7'5 x 10** Full Bath: **6 x 9** Laundry: **5 x 6'6** Third Floor loft/Bedrm: **15 x 16**



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