

PUBLIC AUCTION

3 BR CAPE COD W/ATTACHED 2 CAR GARAGE ON 2.37 ACRES W/STREAM, PASTURE & PERSONAL PROPERTY

CHURCHTOWN AREA

SATURDAY, APRIL 25, 2020 @ 10 AM W/REAL ESTATE AT 11 AM



LOCATION: 285 California Rd., Morgantown, PA 19543. From Rt. 23 in Churchtown head east approx. 1.5 miles, left on California Rd. 0.8 mile to property on left.

REAL ESTATE: Beautiful manicured property containing 2.37 mostly wooded acres w/approximately 1 acre fenced pasture, pond and stream. Wood & stone 3 BR house w/2,139 sq. ft. plus finished lower level, and outbuildings.

HOUSE: First Floor: Kitchen/Living Room w/hardwood floors, walk-in gas fireplace, Corian & Dolomite countertops, tile backsplash, island w/ raised bar seating area, convection oven microwave, induction cooktop, stainless steel refrigerator, dishwasher, wall oven and pantry; Sun-room/Dining Room w/heated tile floor, raised tray ceiling w/fan, windows on 3 walls; Master Bedroom w/hardwood floors & 2 walk-in closets; Master Bath w/cathedral ceiling, heated floor, garden tub, double bowl vanity, linen closet & door to patio; Half Bath; Laundry Room w/ walk-in closet & door to patio. 2nd Floor: 2 Bedrooms w/carpet & walk-in closets; nursery w/walk-in closet; and Full Bath w/linen storage. Lower Level: Family Room w/carpet & tile, wood burning stove and door to patio; gym w/rubber interlocking floor tiles; and storage room. The home has an attached 2 car garage w/electric openers & pull down attic stairs; upper & lower covered porches, 6'x34'; stamped concrete patio w/pergola w/sunshades, 18'x18'; central vacuum; new 50 year roof installed in 2011; generator hook-up; heat pump w/central air, oil hot water baseboard heat, woodstove, radiant floor heat, 5 heat zones; on site well & septic. **OUTBUILDINGS:** Barn w/electric and wood storage lean to, 19'x30', several small sheds. **LAND:** Professional manicured landscaping, paved drive & parking areas, pond w/gazebo; stream; garden area w/potting shed; and swing set.

NOTE: This gorgeous property has been well maintained and is turn key, ready for your family to enjoy!

OPEN HOUSE: Cancelled. For additional information or private showing with owner call Merle at 484-256-0855.

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: J. Robert Hess, Jr. & Rosene Hess; 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: **2.37 Acres**
 School District: **Elanco**
 Township: **Caernarvon**
 County: **Lancaster**
 Taxes: **\$5,868**
 Type: **Cape Cod Style**
 Construction: **Wood**

Roof: **Shingle & Tin**
 Square Feet: **Main House: 2,139**
Plus Finished Lower Level
 Age, Condition: **1993, Good**
 Flooring: **Wood, Vinyl, Carpet, Tile**
 Bedrooms: **3**
 Baths: **2 Full, 1 Half**
 Laundry: **Yes**

Attic: **Above garage**
 Basement: **Yes w/OE**
 Fireplace: **Yes**
 Heating: **Heat Pump w/C/A, Oil Hot**
Water BB, Wood Stove, Radiant Floor
 Cooling: **Central Air/Ceiling Fans**
 Appliances: **D/W, Microwave, Refrigerator, Induction Cooktop, Wall Oven**

Deck/Porch: **6'x34' Porches (2), 18'x18' Patio**
 Garage: **2 Car Attached**
 Outbuildings: **Barn w/Electric & Wood Storage**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Kitchen/Living Room: **18 x 31** Sun Room/Dining Rm: **14 x 16** Master Bedroom: **13 x 20** Master Bathroom: **13 x 13**
 Bedroom: **13 x 13** Bedroom: **15 x 19** Nursery: **9 x 13** Family Room: **30 x 33** Gym: **12 x 15**



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