

# PUBLIC AUCTION

## 3 BR RANCH HOUSE w/DETACHED 2 CAR GARAGE & HORSE STALL ON 1 +/- ACRE

CHURCHTOWN/ EAST EARL AREA

TUESDAY, NOVEMBER 24, 2020 @ 4 PM



**LOCATION:** 2329 Laurel Road, Narvon, PA 17555. From Bowmansville take Rt. 625 S for 1.5 miles, left onto Laurel Rd. for 2.5 miles to property.

**REAL ESTATE:** 3 BR brick & wood sided house containing 1,160 sq. ft. w/daylight basement & detached 2 car garage & horse stall on 1 acre. **House:** Main Level: Living rm. w/laminate wood floor & stone wood burning fireplace; Eat-in Kitchen w/laminate wood floor, lg. island w/seating, stainless steel DW, microwave & glass top range & door to deck; 3 bedrms. & full bath w/double bowl vanity. Lower Level: Gorgeous family rm. w/wood burning stove, laminate wood floor, wooden accent wall, built-in fish tank, hidden bookshelf closet; full bath w/glass shower; laundry w/built-in lockers, bench, hooks, laundry tub & outside exit; storage room w/outside exit. Home has elec. & wood heat, ceiling fans, on site well & septic, 10' x 20' rear deck. Property contains a **2 Car Garage & Horse Stall** (23' x 39') w/ electric door opener); **Storage Shed** (8' x 14'); and newly paved driveway (August 2019) w/extra parking.

**NOTE:** This well maintained newly updated property has a quiet setting backed by woods and is central to Bowmansville, Churchtown, & Morgantown. Owners have purchased another property and are motivated to sell!

**OPEN HOUSE:** Saturday, October 31, November 7 & 14 (1-3 pm.) or by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Tyler & Charla Eberly (717-725-7272). 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 +/-

School District: Elanco

Township: Caernarvon

County: Lancaster

Taxes: \$2,815

Zoning: R1

Type: Rancher

Construction: Frame

Roof: Shingle

Square Feet: 1,762 (total finished area)

Age, Condition: 1970, Good

Flooring: Carpet, Vinyl, Laminate,

Vinyl Plank

Bedrooms: 3

Baths: 2 Full

Laundry: Yes

Basement: Yes w/O/E

Fireplace: Yes

Heating: Electric, Wood Stove

Cooling: Ceiling Fans

Deck/Porch: 10 x 20 Deck

Garage: 2 Car Garage/Horse Stall

Water/Sewer: On Site

### Room Sizes

Living Room: 15 x 17 Kitchen/Family Room: 12 x 19 Bedroom: 11 x 12'6" Bedroom: 8 x 12 Bedroom: 10 x 12

Family Room: 22 x 23 Laundry: 8 x 12'6"



**AUCTIONEERS - REALTORS - APPRAISERS**

**HorningFarmAgency.com**

**610-286-5183**