

PUBLIC AUCTION

**3 BR HOME W/2 CAR GARAGE & DETACHED GARAGE ON 1 ACRE,
MOTORCYCLES, JD RIDING MOWER W/BUCKET, TOOLS & PP**

POTTSTOWN AREA

THURSDAY, DECEMBER 3, 2020 AT 1 PM W/R.E. @ 4 PM



LOCATION: 70 Springhouse Lane, Pottstown, PA 19465. From Coventry Mall head east on Rt. 724 for 0.4 mile, right onto S. Hanover St. for 0.4 mile, left onto E. Cedarville Rd. for 1.8 miles, left onto Brownstone Dr., right onto Springhouse Lane to property on right.

REAL ESTATE: 3 BR brick & vinyl split foyer home w/2 car garage & detached 2 car garage on 1 acre country lot. The home contains approx. 1,612 SF w/great room/dining room; kitchen w/gas range, refrigerator & DW; 3 bedrooms; and a full bath on the main level. The lower level has an unfinished family room; laundry w/Whirlpool washer & dryer; full bath; and 2 car garage. The home has an 18' x 26' rear deck; oil hot water baseboard heat; 2 window A/C units; on site well & public sewer The property also contains a 24' x 30' detached garage and paved driveway w/ lots of extra parking.

NOTE: This one owner home built by Paul Moyer and sons has a country setting on the end of a cul de sac street, paved driveway, large level front & rear yards, maintenance free exterior, new furnace in 2013 and is just minutes from Pottstown. Home is in need of some improvements & updating, owners are moving out of state and are motivated to sell!

OPEN HOUSE: Saturday, November 14, 21 & 28 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Maria B. Kardick. Kling and Deibler attorneys.

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



HorningFarmAgency.com
610-286-5183

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Lot Size/Acres: 1 Acre	Construction: Frame	Baths: 2 Full	Appliances: Gas Range, Refrigerator, DW, Washer, Dryer
School District: Owen J. Roberts	Roof: Shingle	Laundry: Yes w/Washer & Dryer	Deck/Porch: Rear 18 x 26 Deck
Township: East Coventry	Square Feet: 1,612	Basement: No	Garage: 2 Car Attached
County: Chester	Age, Condition: 1983, Fair	Fireplace: No	Outbuildings: 24 x 30 Garage
Taxes: \$5,315	Flooring: Vinyl & Carpet	Heating: Oil Hot Water Baseboard	Water: On Site
Type: Split-Foyer	Bedrooms: 3	Cooling: Window A/C Units	Sewer: Public

Room Sizes

Great Room: **12 x 25** Kitchen: **10 x 11** Bedroom: **10 x 10** Bedroom: **11 x 13** Bedroom: **10 x 13** Family Room: **11 x 22**



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