

# PUBLIC AUCTION

## 3 BR RANCH HOME W/ATTACHED GARAGE ON 2 ACRES & PERSONAL PROPERTY

HONEY BROOK AREA

FRIDAY, APRIL 30, 2021 AT 4 PM W/REAL ESTATE AT 5 PM



**LOCATION:** 2174 Beaver Dam Road, Honey Brook, PA 19344. From Honey Brook take Rt. 10 S. for 2.8 miles, right on Beaver Dam Rd. for 0.5 mile to property on left.

**REAL ESTATE:** 3 BR 1.5 bath Ranch House on a 2 acre country lot backed by woods. The home contains 1,136 sq. ft. featuring a kitchen w/lots of cabinet space, electric range & double bowl sink; dining room w/hardwood floor; living room w/hardwood floor & ceiling fan; 3 bedrooms w/hardwood floors; and a full bath w/double bowl vanity. The home has an attached 1 car garage w/electric opener; a full basement w/washer hook-up, half bath & outside exit; oil hot water baseboard heat; window A/C units; on site well and septic. The property includes a 10 x 10 storage shed.

**NOTE:** This ranch house has a beautiful setting, open in the front and backed by woods. After 36 years the owners are downsizing to a retirement facility.

**OPEN HOUSE:** Saturday, April 10, 17 & 24 1-3 pm.) or by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale; Terms by: Thomas T & Louise M. Murman; 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**

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Lot Size/Acres: <b>2 Acres</b>	Roof: <b>Shingle</b>	Basement: <b>Full w/OE</b>	Outbuildings: <b>10 x 10 Storage Shed</b>
School District: <b>Twin Valley</b>	Square Feet: <b>1,136</b>	Fireplace: <b>Under Wall</b>	Water: <b>On Site</b>
Township: <b>Honeybrook</b>	Age, Condition: <b>1961, Good</b>	Heating: <b>Oil Hot Water Baseboard</b>	Sewer: <b>On Site</b>
County: <b>Chester</b>	Flooring: <b>Wood, Vinyl</b>	Cooling: <b>Wall A/C &amp; Ceiling Fans</b>	
Taxes: <b>\$2,912</b>	Bedrooms: <b>3</b>	Appliances: <b>Electric Range</b>	
Type: <b>Ranch</b>	Baths: <b>1 Full, 1 Half</b>	Deck/Porch: <b>Enclosed Porch</b>	
Construction: <b>Frame</b>	Laundry: <b>Washer &amp; Dryer Hook Up</b>	Garage: <b>1 Car Attached</b>	

#### Room Sizes

Living Room: **11 x 21**   Dining Room: **11 x 13**   Kitchen: **7 x 9**   Master Bedroom: **11 x 12**   Bedroom: **9 x 12**   Bedroom: **11 x 11**



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