

PUBLIC AUCTION

4 BR CAPE COD HOME ON .66 ACRES

MAPLE GROVE/ BOWMANVILLE AREA

TUESDAY, MAY 18, 2021 AT 5 PM



LOCATION: 1130 Maple Grove Road, Mohnton, PA 19540. From Bowmansville take E Maple Grove Road (becomes Bowmansville Road) for 2.4 miles, right onto Maple Grove Road for 0.8 mile to property on left.

REAL ESTATE: 4 BR 2 bath brick Cape Cod House on a .66 acre country lot backed by woods. The home contains approx. 2,400 sq. ft. including partially finished basement. The home features a spacious eat-in kitchen w/glass top electric range, dishwasher & door to 8'x 14' porch, dining room, living room w/picture window & brick wood burning fireplace, full bath w/laundry hook-ups and 3 bedrooms on the main level. The upper level has 1 bedroom & a full bath. The basement contains a family room w/stone fireplace, French door to patio, unfinished area w/washer & dryer hook-ups & shower, oil hot water, baseboard heat, on site well & septic. The property includes a 12 x 16 storage shed.

NOTE: This one owner home has a nice setting with an open front and side yard, bordered by 130+ acres of state game lands. After 60 years owner has moved to a retirement facility and needs to sell. Solid built home with some minor updating needed.

OPEN HOUSE: Saturday April 24, May 1 & 8 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Annabella G. Swarmer; 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



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|--|---------------------------------------|---|---|
| Lot Size/Acres: .66 Acre | Roof: Shingle | Basement: Full w/OE | Garage: No |
| School District: Governor Mifflin | Square Feet: 2,400 w/ basement | Fireplace: Yes | Outbuildings: 12 x 16 Storage Shed |
| Township: Brecknock | Age, Condition: 1960, Good | Heating: Oil Hot Water Base-board | Water: On Site |
| County: Berks | Flooring: Vinyl, Carpet | Cooling: Ceiling Fans | Sewer: On Site |
| Taxes: \$3,406 | Bedrooms: 3 | Appliances: Electric Range, Dishwasher | |
| Type: Cape Cod | Baths: 2 Full | Deck/Porch: 8 x 14 Porch | |
| Construction: Frame | Laundry: Yes | | |



Room Sizes

Living Room: **12 x 18** Kitchen: **12 x 12** Dining Room: **10 x 12**
 Full Bath/Laundry: **9 x 9** Bedroom: **10 x 12** Bedroom: **10 x 12**
 Bedroom: **10 x 10** Upstairs Bedroom: **12 x 18**
 Basement Family Room: **23 x 24**



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