

PUBLIC AUCTION

3 BR RANCH HOME W/2 CAR GARAGE & DETACHED 2 GARAGE ON 3.35 ACRES

BOWMANVILLE AREA

WEDNESDAY, SEPTEMBER 15, 2021 @ 5 PM



LOCATION: 493 E. Maple Grove Road, Narvon, PA 17555

REAL ESTATE: Beautiful manicured property containing a custom built one owner ranch house w/daylight basement and attached 2 car garage and a detached two-story 2 car garage/shop, both only 7 years old and with maintenance free exteriors on 3.35 Acres. The house contains 2,510 sq.ft w/beautiful engineered hardwood floors throughout most of the main level & ceiling fans in every room. Main Floor: Great room. w/1.5 story ceilings consists of a living rm., kitchen w/granite countertops, stainless steel appliances, walk-in pantry & bar seating & dining rm. w/glass door to screened-in covered deck. There is a hall closet laundry, master BR w/tray ceiling, walk-in closet, master bath w/double bowl vanity, jetted tub & tiled walk-in shower, 2 more BRs & another full bath. Lower Level: Great rm. w/laminate hardwood floors & pine wood walls, kitchen w/refrigerator, stone hearth w/wood stove, glass door to patio & full bath, huge storage room w/shelving & a cold cellar. The home has an attached 2 car garage w/epoxy floor & laundry tub, covered front porch, lower level patio, Ideal precast insulated basement walls, central vacuum, propane hot air heat w/central air, water treatment system, on site well & septic. **40 x 40 Two Car Garage/Shop**, heated & insulated w/propane heat, upper level storage & outside water hydrant. The home is surrounded by large, level front & back yards, professional landscaping, paved drive & parking areas.

NOTE: This gorgeous property has been well maintained and is turn key condition, ready for your family to enjoy! The lower level could easily be transitioned into in-law quarters.

OPEN HOUSE: Saturday, August 21, 28 & September 4 (1-3 pm) or by apt. call 610-286-5183 .

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Earl N. & Alice M. Martin. Kling & Deibler Attys.

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: **3.35 Acres**
 School District: **Elanco**
 Township: **Brecknock**
 County: **Lancaster**
 Taxes: **\$6,228**
 Type: **Ranch**
 Construction: **Wood**

Roof: **Shingle**
 Square Feet: **2,510 (including lower level)**
 Age, Condition: **2014, Excellent**
 Flooring: **Wood, Vinyl, Carpet, Tile**
 Bedrooms: **3**
 Baths: **3 Full**

Laundry: **Yes**
 Attic: **Above Garage**
 Basement: **Yes w/OE**
 Fireplace: **Wood Stove**
 Heating: **Propane**
 Cooling: **Central Air & Ceiling Fans**

Appliances: **D/W, Refrigerators (2), Electric Range, Microwave**
 Deck/Porch: **Yes, both**
 Garage: **2 Car Attached**
 Outbuildings: **2 Car Garage/Shop**
 Water/ Sewer: **On Site**

Room Sizes

Living Room: **20 x 24** Kitchen/Dining: **13 x 23** Deck: **14 x 16** Bedroom: **11 x 18** Bedroom: **12 x 12** Master Bedroom: **14 x 16** Master Bath: **5 x 13**
 LOWER LEVEL: Great Room: **25 x 31** Storage Room: **15 x 39**



Information deemed correct but not guaranteed.



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