

# PUBLIC AUCTION

## 4 BR 1.5 STORY HOME W/ATTACHED OVERSIZED GARAGE ON 1.14 ACRES

ELVERSON AREA

TUESDAY, JANUARY 18, 2022 @ 4 PM



**LOCATION:** 463 Yoder Road, Elverson, PA 19520.

**REAL ESTATE:** Beautifully situated 1.5 story home w/attached oversized garage on 1.14 acres. This wood sided & stone home has a gorgeous setting, backed by open fields and fronted by woods with level front and back yards, paved driveway and mature shade trees. Newly updated, the home contains approximately 1,480 SF above grade featuring oak hardwood floors throughout most of the main level. The main level consists of a living room; kitchen w/ cherry cabinets, granite countertops, tiled backsplash, stainless steel wall oven & microwave, dishwasher, electric range and refrigerator; family room w/exposed beams, tiled floor, stone fireplace w/wood stove and door leading to a large rear deck; 3 bedrooms; and a full bath w/tiled floor. The upper level features a bedroom w/exposed beams, skylights, walk-in closet, private deck and a large full bath w/tiled floor. The lower level consists of a partially finished rec room w/approx. 440 SF w/lots of closets; laundry area with W & D hook-ups; full bath w/tiled floor & linen closet; utility room; and an oversized garage w/electric garage door opener. The home has oil hot air heat w/central air, on site well and septic.

**OPEN HOUSE:** Saturday, January 1, 8 & 15 (1-3 pm) or by apt. call 610-286-5183 .

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Scott B. Hunter. Kling & Deibler Attnys.

**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: **1.14 Acres**  
 School District: **Twin Valley**  
 Township: **West Nantmeal**  
 County: **Chester**  
 Taxes: **\$4,424**  
 Type: **1.5 Story**  
 Construction: **Stick**

Roof: **Shingle**  
 Square Feet: **1,920 (approx.)**  
 Age, Condition: **1974, Good**  
 Flooring: **Wood, Carpet, Tile**  
 Bedrooms: **4**  
 Baths: **3 Full**  
 Laundry: **Yes**

Attic: **No**  
 Basement: **Yes w/OE**  
 Fireplace: **Yes**  
 Heating: **Oil Hot Air**  
 Cooling: **Central Air**  
 Appliances: **D/W, Refrigerator, Electric Range, Wall Oven & Microwave**

Deck/Porch: **17 x 24 Deck**  
 Garage: **2 Car Attached**  
 Outbuildings: **None**  
 Water: **Well**  
 Sewer: **On Site**

#### Room Sizes

Living Rm: **12 x 18**   Kitchen: **10 x 20**   Family Rm: **16 x 20**   Bedroom: **11 x 12**   Bedroom: **9 x 11**   Bedroom: **8 x 9**   UL Bedroom: **16 x 20**   UL Bath: **11 x 12**  
 Rec Rm: **20 x 22**   Laundry: **8 x 10**   Utility Rm: **14 x 15**   Garage: **19 x 27**

Inside Pictures Coming Soon!



Information deemed correct but not guaranteed.



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