

PUBLIC AUCTION

3 BR CAPE COD HOME W/ATTACHED 2 CAR GARAGE ON 1.93 ACRES

CHURCHTOWN/ MORGANTOWN AREA

WEDNESDAY, APRIL 20, 2022 @ 5 PM



LOCATION: 162 Swamp Road, Morgantown, PA 19543.

REAL ESTATE: Log and vinyl sided Cape Cod home w/3 BR's, 1.5 baths and attached 2 car garage on 1.93 acres. This quiet country home has a lovely setting w/scenic views of mountains & farmland and contains approximately 1,730 SF featuring the warmth & beauty of log cabin characteristics throughout. The main level consists of a large living rm. w/wood stove; large eat-in kitchen; dining rm. w/hardwood floor; laundry/mud rm; and half bath. The upper level contains 3 BR's w/cathedral/vaulted ceilings and a full bath. The home has an attached 2 car garage w/ electric opener, covered front porch (7 x 39), partial basement, oil hot water baseboard heat, water softener w/UV light, reverse osmosis (kitchen sink), on site well & septic, paved drive and an 8 x 10 storage shed.

NOTE: Owners have purchased another property and are motivated to sell! Don't miss this opportunity!

OPEN HOUSE: Saturday, April 2, 9 & 16 (1-3 pm) or by apt. call 610-286-5183 .

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: John A. & Colleen R. Hoover. Kling, Deibler & Glick Attyns.

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: **1.93 Acres**
 School District: **Twin Valley**
 Township: **Caernarvon Twp.**
 County: **Berks**
 Taxes: **\$5,750**
 Type: **Cape Cod**
 Construction: **Frame**

Roof: **Shingle**
 Square Feet: **1,730 (approx.)**
 Age, Condition: **1995, Average**
 Flooring: **Wood, Carpet, Vinyl**
 Bedrooms: **3**
 Baths: **1.5**
 Laundry: **Yes**

Attic: **No**
 Basement: **Partial**
 Fireplace: **Wood Stove**
 Heating: **Oil Hot Water BB**
 Cooling: **Ceiling Fans**
 Appliances: **None**

Deck/Porch: **7 x 39 Porch**
 Garage: **2 Car Attached**
 Outbuildings: **8 x 10 Shed**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Living Rm: **15 x 27** Kitchen: **14 x 14** Dining Rm: **12 x 13** Laundry/Mud Rm: **8 x 12'6** Bedroom: **12 x 24** Bedroom: **12'6 x 13** Bedroom: **11 x 12'6**



Information deemed correct but not guaranteed.



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