

PUBLIC AUCTION

**3 BR 1 STORY HOME W/GARAGE ON .27 ACRES
& WOODWORKING TOOLS, LAWN & GARDEN, FURNITURE &
PERSONAL PROPERTY**

BOWMANVILLE AREA

SATURDAY, OCTOBER 8, 2022 @ 9:00 AM W/R.E. @ 11 AM



LOCATION: 115 Wheatland Drive, Denver, PA 17517-9612.

REAL ESTATE: 3 BR, 2 Bath 1 story home w/garage on .27 acres. This well maintained home contains approximately 2,100 SF featuring a covered front porch; living room w/picture window; spacious eat-in kitchen w/electric range, dishwasher and glass door to an awning covered rear deck and patio; laundry room w/closet; family room w/brick hearth, propane stove & built-in bookshelves; full bath w/linen closet; 3 bedrooms; another full bath and 2 car garage w/ electric opener. The lower level consists of a large rec room w/display shelves, large lighted closet; and a workshop/hobby shop w/storage cabinets & shelves. The home has electric heat pump w/central air, on site well and public sewer. The property contains landscaped beds, ornamental trees, a small garden area, 10x16 storage shed and a paved driveway.

OPEN HOUSE: Saturday, September 10, 17 & October 1 (1-3 pm) or by apt. call 610-286-5183 .

NOTE: Well maintained home on a quiet street! Owners are moving and are motivated to sell!

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Wilmer & Marie Leaman. 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: **.27 Acres**
 School District: **Elanco**
 Township: **Brecknock**
 County: **Lancaster**
 Taxes: **\$3,268**
 Type: **1 Story**
 Construction: **Frame**

Roof: **Shingle**
 Square Feet: **2,100 (approx.)**
 Age, Condition: **1989, Good**
 Flooring: **Carpet, Vinyl**
 Bedrooms: **3**
 Baths: **2**
 Laundry: **Yes**

Attic: **No**
 Basement: **Yes w/OE**
 Fireplace: **No**
 Heating: **Electric Heat Pump**
 Cooling: **Central Air**
 Appliances: **Electric Range, Dishwasher**

Deck/Porch: **Deck & Porch**
 Garage: **2 Car Attached**
 Outbuildings: **10 x 16 Storage Shed**
 Water: **Well**
 Sewer: **Public**

Room Sizes

Living Rm: **11'6 x 15'6** Kitchen: **15 x 19** Laundry: **6 x 9** Family Room: **12 x 14'6** Bedroom: **9 x 12** Bedroom: **11 x 12** Bedroom: **11 x 15**
 LL Rec Rm: **23 x 26** Work Shop/Hobby Shop: **15'6 x 26** Front Porch: **6 x 20** Rear Deck: **10 x 13'6**



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