

PUBLIC AUCTION

4 BR 3 BATH HOME W/2 CAR GARAGE & DETACHED GARAGE/SHOP ON 3.33 ACRES & PER. PROPERTY

TERRE HILL/ EAST EARL AREA

SATURDAY, NOVEMBER 19, 2022 @ 9 AM W/RE AT 11 AM



LOCATION: 494 Reading Road, East Earl, PA 17519

REAL ESTATE: Brick & vinyl 2 story home w/4 BR's, 3 baths, attached 2 car garage and detached 2 story garage/shop on 3.33 acres. This secluded country home has a lovely setting w/scenic valley views and contains approx. 3,110 SF w/hardwood floors throughout most of the home. The main level consists of a 2 story great room w/ceiling fans, circle top windows, open balcony and double French doors to rear deck; eat-in kitchen w/granite countertops, tiled back splash, island w/bar seating & cooktop, DW, wall oven, pantry & built-in desk; laundry room; and master BR suite w/cathedral ceiling, sunken jetted tub & walk-in closet. The upper level contains a balcony w/2 BRs, full bath & attic. The lower level features a large family room w/woodstove, built-in bookshelf & French doors to the back yard; BR w/carpet; a full bath; and a storage room/work shop. The home has an attached 2 car garage w/elec. openers, covered front porch, central vac., heat pump w/central air, on site well and septic. The property also contains a detached 24' x 27' two-story garage/shop, w/elec. openers & upper level storage. This mostly wooded property is accented w/beautiful landscaping, a long winding paved driveway w/extra parking, a dog kennel, gazebo w/electric, fountain/reflection pool w/bridge, gardens w/seating and a spectacular view of the farming valley.

NOTE: This gorgeous property is a one owner home. Owners are downsizing and have purchased another property and are motivated to sell! Don't miss this opportunity!

OPEN HOUSE: Saturday, October 29, November 5 & 12 (1-3 pm) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Marvin B. & Christine Eberly. Kling, Deibler & Glick 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: **3.33 Acres**
 School District: **Elanco**
 Township: **East Earl Twp.**
 County: **Lancaster**
 Taxes: **\$6,364**
 Type: **2 Story**
 Construction: **Frame**

Roof: **Shingle**
 Square Feet: **3,110 (approx.)**
 Age, Condition: **1992, Very Good**
 Flooring: **Wood, Carpet, Vinyl**
 Bedrooms: **4**
 Baths: **3**
 Laundry: **Yes**

Attic: **Yes**
 Basement: **Yes w/Outside Exit**
 Fireplace: **Wood Stove**
 Heating: **Heat Pump**
 Cooling: **Central Air & Ceiling Fans**
 Appliances: **Wall Oven, DW, Cooktop**

Deck/Porch: **12 x 24 Rear Deck**
 Garage: **2 Car Attached**
 Outbuildings: **2 Car Detached Garage/Shop**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Great Rm: **13 x 32** Kitchen: **13 x 16'6"** Laundry Rm: **9'6" x 12** Master BR: **15 x 19** Master Bath: **7 x 13** Bedroom: **13 x 13** Bedroom: **12'6" x 16'6"**
 LOWER LEVEL: Family Room: **26 x 27'6"** Bedroom: **12 x 15** Full Bath: **7 x 10** Storage/Workshop: **19 x 22**



AUCTIONEERS - REALTORS - APPRAISERS
HorningFarmAgency.com
610-286-5183