

# PUBLIC AUCTION

## 3 BR 2 STORY HOME w/DETACHED GARAGE ON 2.44 ACRES

WERNERSVILLE AREA

THURSDAY, APRIL 27, 2023 @ 5 PM



VIEW FROM FRONT OF HOUSE

**LOCATION:** 950 Hill Road, Wernersville, PA 19565.

**REAL ESTATE:** Beautifully situated 2 story home w/detached 2 car garage on 2.44 acres. This property has a gorgeous quiet setting with scenic height views and almost 2 acres of private back yard backed by woods. The home contains approx. 1,344 SF with a living room, dining room, kitchen w/ electric glass top range, and a full bath on the main level. The second level has 3 bedrooms. The home has a rear covered porch & patio, covered front porch, full floored attic, basement with outside exit, washer, dryer, laundry tub and toilet, new oil hot water furnace, updated electric panel & wiring, new plumbing, on site well and septic. The property also contains a 2 car garage with electric opener and second floor storage, paved driveway and extra parking.

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

**NOTE:** This property is located in the rural mountainous countryside, centrally located between Wernersville and Vinemont with gorgeous views and abundant wildlife.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Scott M Carl Jr & Taylor N Delisle. Kling Deibeler and Glick LLP.

**SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE**

Merle Eberly  
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**HorningFarmAgency.com**  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**





Lot Size/Acres: <b>2.44 Acres</b>	Roof: <b>Shingle</b>	Attic: <b>Yes</b>	Deck/Porch: <b>Front Porch, Rear Porch</b>
School District: <b>Conrad Weiser Area</b>	Square Feet: <b>1,344 (approx.)</b>	Basement: <b>Yes w/OE</b>	Garage: <b>2 Car Detached</b>
Township: <b>South Heidelberg</b>	Age, Condition: <b>1890, Good</b>	Fireplace: <b>No</b>	Outbuildings: <b>None</b>
County: <b>Berks</b>	Flooring: <b>Vinyl, Laminate, Carpet</b>	Heating: <b>Oil Hot Water</b>	Water: <b>Well</b>
Taxes: <b>\$3,886</b>	Bedrooms: <b>3</b>	Cooling: <b>Ceiling Fan</b>	Sewer: <b>On Site</b>
Type: <b>2 Story</b>	Baths: <b>1 Full + Toilet in Basement</b>	Appliances: <b>Electric Range, Washer, Dryer</b>	
Construction: <b>Frame</b>	Laundry: <b>Yes</b>		

#### Room Sizes

Living Rm: **10 x 17**   Dinning Rm: **12 x 17**   Kitchen: **9'6 x 16**   Bedroom: **9 x 17**   Bedroom: **9 x 21**   Bedroom: **10 x 16**



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