

PUBLIC AUCTION

3 BR CAPE COD W/32' x 50' GARAGE/ SHOP ON .76 ACRES

EAST EARL AREA

THURSDAY, AUGUST 31, 2023 AT 5 PM



LOCATION: 1331 Briertown Road, East Earl, PA 17519

REAL ESTATE: Beautiful meticulous property w/stone, stucco & vinyl home and 3 bay garage/shop on .76 acres.

This home has a gorgeous quiet setting w/towering shade trees, manicured yard & landscaping, garden area, paved 5 car parking area & driveway. This well maintained home contains approx. 2,112 SF featuring the warmth of stone & rustic wood throughout. Main Floor: Kitchen/Dining area w/stone back splash, stainless steel refrigerator, D/W, glass top range & microwave, island w/bar seating, pantry; Great Room w/2 sty. cathedral ceiling, stone wood burning fireplace, vinyl plank flooring, walk-in closet, glass door to deck; Master Bedroom w/vinyl plank flooring, 2 closets, built-in desk; Full Bath. Second Floor: 2 bedrooms. Lower Level: All purpose room w/tile floor, laundry area, granite desk, built-in safe, outside exit; Rec Room w/coal stove, outside exit; Storage Room w/laundry tub. Home has a 7 x 24 covered front porch, 14 x 18 rear deck w/oversized umbrella, propane hot air heat w/central air, 1,000 gal. propane tank, on site well & septic, rear stone patio & pergola w/firepit. **Garage/Shop:** 32 x 50 w/2nd floor, (3)10 x11 overhead doors, propane hot air heat, 2 post 9,000 lb. car lift. Upper Level: Living quarters w/kitchen area & full bath; Storage room.

OPEN HOUSE: Saturday, August 5, 12 & 19 (1-3 pm) or by apt. call 610-286-5183 .

NOTE: This gorgeous maintenance free property is conveniently located within minutes of Rt. 897, 322 & 23. Owners have purchased another property and plan to sell!

TERMS: 10% down day of sale; settlement within 60 days of sale. Terms by: Dwain & Shana Martin. Kling, Deibler & Glick Attnys.

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

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Lot Size/Acres: **.76 Acres**
 School District: **Elanco**
 Township: **East Earl**
 County: **Lancaster**
 Taxes: **\$2,744**
 Type: **Cape Cod**
 Construction: **Frame**

Roof: **Shingle**
 Square Feet: **2,112 (approx.)**
 Age, Condition: **1943, Excellent**
 Flooring: **Vinyl, Laminate, Tile, Carpet**
 Bedrooms: **3**
 Baths: **1**
 Laundry: **Yes**

Attic: **No**
 Basement: **Yes w/OE**
 Fireplace: **Yes**
 Heating: **Propane Hot Air, FP & Stove**
 Cooling: **Central Air, Ceiling Fans**
 Appliances: **Electric Range, Refrigerator, Dishwasher, Microwave**

Deck/Porch: **Front Porch, Rear Deck**
 Garage: **32 x 50 Garage/Shop**
 Outbuildings: **8 x 12 Storage Shed**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Great Rm: **19 x 23** Kitchen/Dinning Rm: **13 x 27** Bedroom: **9 x 15** Bedroom: **10 x 15'6** Bedroom: **9 x 15**
 LL All Purpose Rm: **17 x 18** Rec Room: **18 x 23** Storage Rm: **16 x 18** Living Quarters: **14 x 25** Storage Rm: **14 x 16**



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