

PUBLIC AUCTION

4 BR ENGLISH TUDOR STYLE 2 STY. HOME W/INLAW QUARTERS ON 9.93 ACRES

ROBESONIA AREA

WEDNESDAY, OCTOBER 4, 2023 @ 5 PM



LOCATION: 166 Heidel Rd, Robesonia, PA 19551. **REAL ESTATE:** Brick & Stucco English Tudor style 2 story home w/4 BR's, 2 full and 1 half baths, attached garage, 1 BR, 1 bath in-law quarters, heated shop/garage, horse stable & numerous outbuildings on 9.93 acres. This home has a lovely secluded setting with an open front yard, backed by trees and contains approx. 4,300 SF. The home features a living room & dining room w/hardwood floors & vaulted ceilings, electric fireplace, propane stove, double French doors to deck; kitchen w/ granite countertops, tiled backsplash, island w/cooktop & bar seating, SS appliances including refrigerator, double wall oven (convection & conventional), high intensity halogen convection microwave, dishwasher, hood and farmhouse kitchen sink; full bath w/double bowl vanity & glass shower; 3 bedrooms & master bath w/radiant floor heat, air tub, glass shower & double bowl vanity. There is a 4th bedroom & partial bath on the third floor; a ground level foyer, laundry w/SS washer & dryer, half bath, and an oversized garage. Also on ground level w/a separate entrance are the In-law quarters w/foyer, living area w/brick wood burning fireplace, spiral staircase, kitchen w/granite countertops, SS refrigerator, microwave & gas range, bedroom, full bath & utility room. The home has a dual mini-split heat pump system w/coal hot air furnace, on site well & septic, central vacuum, 200 amp electric, brick staircase leading to a large brick & stone patio & covered porches. The property also contains a **1,960 SF heated garage/shop** w/3 overhead doors (one 10'x12'), a 7,000 lb. lift & 200 amp elec. service; 15'x28' equipment shed; 20'x30' horse stable w/hydrant; numerous storage sheds, a fenced back yard, underground fencing, extra paved and stone parking areas and lots more! **NOTE:** This property is a rare gem with its tranquil setting, abundant wildlife & beautiful, ready to move into home! **OPEN HOUSE:** Saturday, Sept. 16, 23 & 30 (1-3 pm) or by apt. call 610-286-5183. **TERMS:** 10% down day of sale; settlement in 45 days of sale. Terms by: Jeffrey A. Hable. Kling, Deibler & Glick Attnys.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
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HorningFarmAgency.com
610-286-5183

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Lot Size/Acres: **9.93 Acres**
 School District: **Conrad Weiser Area**
 Township: **North Heidelberg**
 County: **Berks**
 Taxes: **\$8,146**
 Type: **2 Story**
 Construction: **Frame**

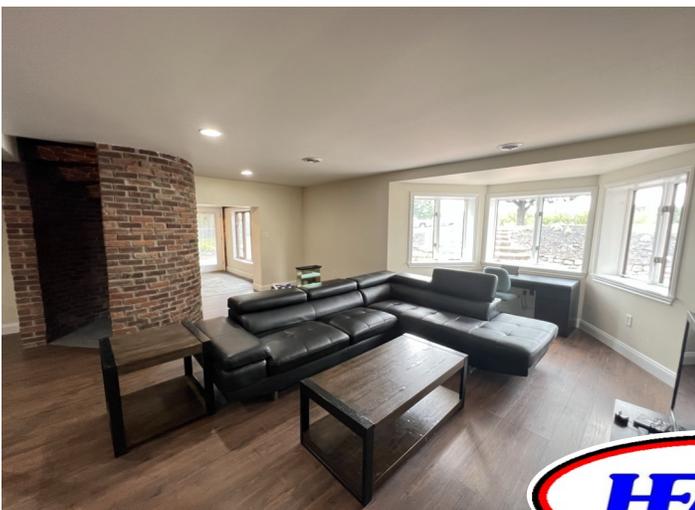
Roof: **Shingle (New)**
 Square Feet: **4,300 (approx.)**
 Age, Condition: **1971, Very Good**
 Flooring: **Wood, Carpet, Tile**
 Bedrooms: **4 (5 w/in-law qtrs.)**
 Baths: **2 Full 1 Half (3 full w/in-law)**
 Laundry: **Yes**

Attic: **Rafter Storage**
 Basement: **No**
 Fireplace: **Yes**
 Heating: **Dual Mini-Split Heat Pump System w/Coal Hot Air Furnace**
 Cooling: **A/C & Ceiling Fans**
 Appliances: **2 refrigerators, 2 micro-**

waves, gas range, stove top, double wall ovens, dishwasher, washer & dryer
 Deck/Porch: **Deck 12'x24'. Porch & Patio approx. 2,370 SF**
 Garage: **1 Car Attached**
 Outbuildings: **As listed**

Room Sizes

Foyer: **9x18** Living Rm: **19x22** Dining Rm: **13'6x15** Kitchen: **13'6x18** Full Bath: **6x8** Bedroom: **12x14** Bedroom: **13'6x19** Bedroom: **12 x 12**
 Master Bath: **9x12** 3rd FL Bedroom: **19x30** In-Law Foyer: **9x10'6** In-Law Living Area: **20x28** In-Law Kitchen: **9x11** In-Law Bedroom: **8x10**



Information deemed correct but not guaranteed.



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