

PUBLIC AUCTION

3 BR RANCH HOME W/DETACHED 20'x40' GARAGE ON 3.9 ACRES

BOWMANVILLE AREA

FRIDAY, DECEMBER 1, 2023 @ 4 PM



LOCATION: 1379 Oaklyn Drive, Narvon, PA 17555

REAL ESTATE: Beautifully situated 1 story home w/1 car garage and detached 20 x 40 garage on 3.9 acres. This aluminum sided home has a gorgeous quiet setting with beautiful scenic views of mountains, farms & pond. The home contains approx. 1,008 SF and features a living room w/vinyl plank floor & picture window; kitchen w/glass top electric range & refrigerator; 3 bedrooms w/carpet; full bath; and breezeway w/glass doors to front and rear patios. The home has an attached 1 car garage, full basement w/washer, dryer and outside exit, oil baseboard heat, window A/C, on site well & septic. The property also contains a frame & vinyl sided **20 x 40 Garage**, paved driveway, mature shade trees, garden area, and flower beds and is mostly open ground for future meadows.

OPEN HOUSE: Saturday, November 11, 18 & 25 (1-3 pm) or by apt. call 610-286-5183 .

NOTE: This property is located along a quiet road with scenic views and offers a maintenance free exterior. Conveniently located within minutes of restaurants, gas stations, produce stands and grocery stores.

TERMS: 10% down day of sale; settlement within 60 days of sale. Terms by: Edwin Horst. Kling, Deibler & Glick Attorneys.

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

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Lot Size/Acres: **3.9**
 School District: **Elanco**
 Township: **Brecknock**
 County: **Lancaster**
 Taxes: **\$3,534**
 Type: **1 Story**
 Construction: **Frame**

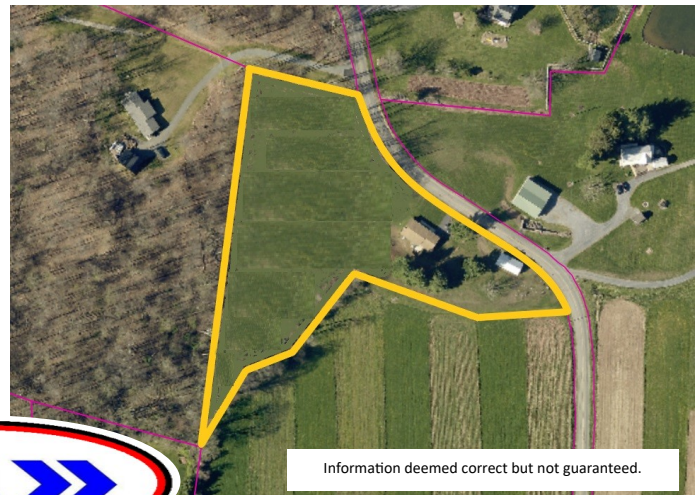
Roof: **Painted Metal**
 Square Feet: **1,008 (approx.)**
 Age, Condition: **1977, Good**
 Flooring: **Vinyl, Carpet**
 Bedrooms: **3**
 Baths: **1**
 Laundry: **Basement**

Basement: **Yes**
 Fireplace: **No**
 Heating: **Oil Baseboard**
 Cooling: **Window A/C**
 Appliances: **Elec. Range, Refrigerator, Washer & Dryer**

Deck/Porch: **Front & Rear Patio**
 Garage: **1 Car Attached**
 Outbuildings: **20 x 40 Detached Garage**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Living Rm: **13 x 19** Kitchen: **11 x 13** Bedroom: **11 x 13** Bedroom: **10 x 14** Bedroom: **10 x 11** Breezeway: **8 x 23**



Information deemed correct but not guaranteed.



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