

PUBLIC AUCTION

**“LIKE NEW” 3 BR 2.5 BATH SPLIT FOYER HOME
W/ATTACHED 2 CAR GARAGE ON 1.2 ACRES**

HONEY BROOK/COMPASS AREA

FRIDAY, OCTOBER 27, 2023 @ 5 PM



LOCATION: 2757 Compass Road, Honey Brook, PA 19344

REAL ESTATE: Completely remodeled inside and out Split-Foyer home w/attached 2 car garage on 1.2 acres. This vinyl & brick sided home has a nice setting backed by trees, paved driveway w/extra parking, new landscaping, new yard and maintenance free exterior. The home contains approx. 1,700 SF and is like brand new with 100% replaced roof, gutters, siding, windows, interior & exterior doors, garage doors, trim, flooring, paint, kitchen, appliances, tubs, showers, vanities, HVAC, pressure tank, water lines, switches, outlets, and light fixtures ... all brand new! The main level consist of a living room, dining room, kitchen w/granite countertops, dishwasher, electric range, stainless steel farmhouse kitchen sink and a glass sliding door to a new composite rear deck, 3 bedrooms and 2 full baths. The lower level has a large family room w/brick woodburning fireplace, laundry room w/laundry tub, half bath & 2 car garage. The home has a brand new heat pump with central air, on site water and sewer.

OPEN HOUSE: Saturday, September 30 and October 7 & 14 (1-3 pm) or by apt. call 610-286-5183 .

NOTE: This “like new” home with superb craftsmanship throughout has a beautiful setting on a large 1.2 acre corner lot with plenty of room for a small barn & pasture. A must see home conveniently located between Honey Brook & Compass.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Jesse L Weaver & Justin Horning. Kling, Deibler & Glick Attorneys.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
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HorningFarmAgency.com
610-286-5183

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Lot Size/Acres: 1.2 Acres	Roof: Shingle	Basement: No	Deck/Porch: Rear Deck
School District: Twin Valley	Square Feet: 1,700 (approx.)	Fireplace: Yes	Garage: 2 Car Attached
Township: Honeybrook	Age, Condition: 1978, Excellent	Heating: Heat Pump	Outbuildings: Playhouse
County: Chester	Flooring: Vinyl, Carpet	Cooling: Central Air	Water: On Site
Taxes: \$4,133	Bedrooms: 3	Appliances: Electric Range, Dishwasher	Sewer: Septic
Type: Split Foyer	Baths: 2.5	Laundry: Yes	
Construction: Frame			

Room Sizes

Living Rm: **14x15** Dinning Rm/Kitchen: **12x20** Deck: **8x12** Full Bath: **7x7** Bedroom: **12x14** Bedroom: **10x13** Bedroom: **9x10**
 Family Room: **14x23** Laundry: **7x8**



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