

PUBLIC AUCTION

3 BR LOG CAPE COD HOME W/DETACHED 2 CAR GARAGE & BANK BARN ON 2.21 AC. COUNTRY LOT

MORGANTOWN / CHURCHTOWN AREA

Thursday, August 8, 2024 @ 5 PM



LOCATION: 350 Swamp Road, Morgantown, PA, Caernarvon Twp., Berks Co.

REAL ESTATE: Beautifully situated log Cape Cod home w/detached 2 car garage & bank barn on 2.21 acres. The home contains approx. 1,932 SF and features gorgeous knotty pine floors & ceiling fans throughout most of the home, accented by circle top windows in a palette of neutral colors & wood. The front covered porch leads into a great room w/open loft which includes a living room w/propane stove, kitchen/dining area w/granite countertops, tiled backsplash, bar seating, gas range, D/W & refrigerator; sun room w/wood stove; master bedroom w/walk-in closet; and master bath. The sun room leads to a composite deck with a hot tub & a patio area for dining & grilling. The second floor contains a loft; 2 more bedrooms; and another full bath. The lower level has a finished rec room w/outside exit and a large storage area w/washer & dryer. The home has propane baseboard heat, on site well & septic. The property also contains a **26 x 24 two-car garage** w/electric openers & a 9,000 lb. 2 post lift and an attached **10 x 24 carport**; 1813 circa **30 x 50 stone & frame bank barn** w/open stables on the lower level equipment storage on the upper level. The property features spacious lawns accented with stone walls, perennial & water gardens, mature shade trees and a paved driveway with extra parking.

OPEN HOUSE: Saturday, July 20 & 27 and August 3 (1-3 pm) or by apt. call 610-286-5183 .

NOTE: This one owner property is surrounded by fields & woods and is conveniently located within 5 minutes of restaurants, gas stations, and grocery stores and only 6 minutes to PA Turnpike.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Franklin R. Ross, Jr & Susan M. Ross. Glick, Goodley, Deibler & Fanning, 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: **2.21 Acres**
 School District: **Twin Valley**
 Township: **Caernarvon**
 County: **Berks**
 Taxes: **\$5,566**
 Type: **Cape Cod**
 Construction: **Log**

Roof: **Shingle**
 Square Feet: **1,932 (approx.)**
 Age, Condition: **1998 Very Good**
 Flooring: **Pine, Laminate, Faux Stone**
 Bedrooms: **3**
 Baths: **2**
 Laundry: **Lower Level**

Basement: **Yes**
 Fireplace: **Propane & Wood Stoves**
 Heating: **Propane BB**
 Cooling: **Ceiling Fans**
 Deck/Porch: **Front Porch, Rear Deck & Patio**

Garage: **2 Car Detached 26 x 24 w/ carport 10 x 24**
 Outbuildings: **Bank Barn 30 x 50**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Living Rm: **13 x 22** Kitchen/Dining: **13 x 22** Sun Room: **9 x 14** Master BR: **11 x 13** Two Upstairs BR's: **11 x 17**
 Loft: **12 x 14** Rec Rm: **12 x 18** Basement Storage: **576 SF** Deck: **12 x 14** Porch: **6 x 14** Patio: **12 x 14**



Information deemed correct but not guaranteed.

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