

# PUBLIC AUCTION

## 2 BR RANCH HOME W/CARPORT AND GARAGE /SHOP ON 4.05 ACRES

HONEY BROOK AREA

Thursday, August 14, 2025 @ 5 PM



**LOCATION:** 534 Icedale Road, Honey Brook, PA 19344.

**REAL ESTATE:** Ranch home w/attached carport and garage/shop on 4.05 wooded acres. This vinyl sided ranch home tucked into an enchanted garden setting contains approx. 1,738 SF and offers a rustic cabin retreat interior w/exposed wood and stone. The home features an eat-in kitchen w/tile floor, tiled countertops, island, refrigerator, wall oven and walk-in pantry; utility room w/tile floor, butcher block and tile countertops, farmhouse sink, gas range and washer/dryer hook-ups; living room w/gas fireplace, dining room, office and 2 bedrooms all with hardwood floors; sun room w/tile floor; full bath; and an enclosed porch. The home has a partial basement w/outside exit, attic, propane heat, lots of ceiling fans, on site well & septic, rear patio, potting shed w/stainless steel table & sink, covered porch and attached 16' x 19' car port. The property also contains a 24' x 30' two-story garage/shop w/electric & overhead door w/elec. opener, a 12' x 20' shed, a garden shed w/2nd story playhouse, above ground pool w/deck (liner needs replaced), water pond, raised bed gardens, tree swing, zipline, lots of perennial beds, mature shade trees and paved driveway.

**OPEN HOUSE:** Saturday, July 19 & 26 and August 2 (1-3 pm) or by apt. call 610-286-5183 .

**NOTE:** This property is a quiet retreat tucked away in a canopy of lush wooded gardens but needs considerable maintenance and repair. Conveniently located within minutes of gas stations, restaurants and stores.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Wanda Bullock. Attorneys Glick, Goodley, Deibler and Fanning LLP.

Merle Eberly, Auctioneer  
Steven Newswenger, Apprentice Auctioneer  
Pete Sensenig, Auctioneer  
Horning Farm Agency, Inc. AY002091



[HorningFarmAgency.com](http://HorningFarmAgency.com)

**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**





Lot Size/Acres: **4.05 Acres**  
 School District: **Twin Valley**  
 Township: **Honeybrook**  
 County: **Chester**  
 Taxes: **\$4,442**  
 Type: **1 Story**  
 Construction: **Frame**

Roof: **Shingle**  
 Square Feet: **1,738 (approx.)**  
 Age, Condition: **1920 (Fair)**  
 Flooring: **Tile, Wood**  
 Bedrooms: **2**  
 Baths: **1**  
 Laundry: **Yes**

Basement: **Yes**  
 Fireplace: **Gas Stove**  
 Heating: **Gas Hot Air**  
 Cooling: **Ceiling Fans**  
 Deck/Porch: **Side Porch, Rear Patio**

Garage: **2 Car Carport**  
 Outbuildings: **24 x 30 Garage/Shop and Garden Sheds**  
 Water: **Well**  
 Sewer: **On Site**

#### Room Sizes

Living Rm: **13 x 13'6"** Kitchen: **14 x 14** Utility Rm: **11 x 14** Dining Rm: **13 x 14** Sun Rm: **7 x 8** Office: **9 x 13**  
 Bedroom: **15 x 17** Bedroom: **14 x 15** Enclosed Porch: **7 x 15**



Information deemed correct but not guaranteed.

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