

PUBLIC AUCTION

4 BR 3 BATH RANCH HOME w/ATTACHED 2 CAR GARAGE ON 4.1 WOODED ACRES

POOLE FORGE / NARVON AREA

THURSDAY, SEPTEMBER 18, 2025 AT 5 PM



LOCATION: 5907 Wertztown Road, Narvon, PA 17555

REAL ESTATE: Beautiful secluded 1 owner custom built upscale ranch home w/full basement and attached 2 car garage on 4.1 acres. With approx. 2,386 SF (excluding full basement) this home offers a spacious open design with tiled floors, French doors, cathedral ceilings, skylights, casement windows and more! The home features a columned foyer; dining room; kitchen w/tiled countertops & backsplash, double wall oven, elec. stove top, stainless steel refrigerator, wine rack and serving window; breakfast room w/doors to deck; living room w/cathedral ceiling, wood burning fireplace w/wood stove insert flanked by twin bookshelves; sunroom; laundry room w/sink, washer & dryer; master bedroom w/ cathedral ceiling, door to deck, walk-in closet w/organizer; master bath w/tiled double bowl vanity, giant sunken tub, shower, linen closet and toilet room; 3 more bedrooms and 2 more full baths. The home has a 2,386 SF basement w/ Superior walls, outside exit, stainless steel refrigerator, wood burning stove, oil hot water heat w/summer/winter hook-up & 5 zones, central air & central vacuum. The home also has a floored attic, whole house fan, covered front porch, rear 18' x 29'deck, attached 2 car garage (667 SF) w/electric openers, and attached 6' x 8' garden shed. The property includes a fenced yard, brick walk, landscaped perennial beds and onsite well and septic.

NOTE: This property is a tranquil secluded nature-lover's paradise surrounded by acres of woods and centrally located between Blue Ball and Honeybrook for quick access to restaurants, grocery stores, shopping and more!

OPEN HOUSE: Saturday, August 30, September 6 & 13 (1-3 pm) or by apt. call 610-286-5183 .

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Lewis & Elaine Kopelman. Glick, Goodley, Deibler & Fanning LLP

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

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



HorningFarmAgency.com
610-286-5183

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Lot Size/Acres: **4.1 Acres**
 School District: **Elanco**
 Township: **Caernarvon**
 County: **Lancaster**
 Taxes: **\$6,925**
 Construction: **Frame w/Cedar Siding**
 Roof: **Shingle**

Square Feet: **2,386 (approx.)**
 Age, Condition: **1991**
 Flooring: **Tile, Wood, Carpet**
 Bedrooms: **4**
 Baths: **3 Full**
 Laundry: **Yes**
 Attic: **Yes**

Basement: **Yes w/OE**
 Fireplace: **Yes**
 Heating: **Oil Hot Water w/S&W Hook-up, 5 Heat Zones, 2 Woodstoves.**
 Cooling: **Central Air, Ceiling Fans**
 Appliances: **2 SS Refrigerators, Double Wall Oven, Microwave, Dishwasher,**

Stove Top, Washer & Dryer
 Deck/Porch: **Front Porch, Rear Deck**
 Garage: **Attached 2 Car**
 Outbuildings: **Attached Garden Shed**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Foyer: **6 x 22** Dining Room: **12 x 13** Kitchen: **12 x 13** Breakfast Room: **12 x 12** Living Room: **18 x 18** Sun Room: **11 x 15** Master BR: **14 x 16**
 Master Bath: **11 x 14** Laundry: **8 x 15** Bedroom: **12 x 14** Bedroom: **10 x 12** Bedroom: **11 x 13**



Information deemed correct but not guaranteed.

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