

PUBLIC AUCTION

**3 BR HOME w/ATTACHED IN-LAW QUARTERS AND 3 CAR
GARAGE ON 1.77 WOODED ACRES AND
GUNS, SHOP TOOLS & RIDING MOWER**

HONEY BROOK AREA

MONDAY, APRIL 20, 2026 AT 5 PM



LOCATION: 2140 Beaver Dam Road, Honey Brook, PA 19344.

REAL ESTATE: Beautiful, secluded, one-owner custom-built home with attached in-law quarters and a three-car garage, set on 1.77 wooded acres. The main home offers approximately 1,400 SF of living space, with an additional 1,100 SF in the in-law quarters. Features include custom oak kitchen cabinets, Corian countertops, Pella casement windows, porcelain tile flooring, and more.

The main residence features a two-story skylight foyer, living room, and eat-in kitchen with refrigerator, gas range, dishwasher, garbage disposal, and access to a rear deck with wheel clothes drying line. There are three bedrooms, including a primary bedroom with wall-unit A/C and ceiling fan, and a full bath with double-bowl vanity, sunken tub, and walk-in shower. The lower level includes a partially finished recreation room with propane heater, an unfinished utility/laundry room with washer and half bath, and an oversized one-car garage. The home is heated by propane and electric baseboard and also includes a whole-house fan.

The attached in-law quarters offer convenient drive-up, entry-level access from the rear and includes a foyer with deck access, an eat-in kitchen with glass-top electric range, dishwasher, microwave, refrigerator, garbage disposal, and large pantry, as well as a living room with French doors to a private deck. The space includes a bedroom and a full bath with washer and dryer. The lower level features an oversized two-car garage, with one bay equipped with a mechanic's pit. The in-law quarters are heated by propane forced air and includes central air conditioning.

Both homes feature pull-down attic stairs. The mostly wooded property offers perennial beds, a 12' x 20' storage shed with a 7' x 9' overhead door, a paved driveway, and ample additional parking.

NOTE: This property is a tranquil secluded home surrounded by woods and centrally located between Honey Brook and Compass for quick access to restaurants, grocery stores, shopping and more!

OPEN HOUSE: Saturday, March 28 and April 4 & 11 (1-3 pm) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Joseph K. and Linda D. Beiler. Attorneys 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: **1.77 Acres**
School District: **Twin Valley**
Township: **Honey Brook**
County: **Chester**
Taxes: **\$5,961**
Construction: **Frame w/Siding & Stuc-
co**
Roof: **Shingle**

Square Feet: **2,500 (approx.)**
Age, Condition: **1979 & 2005**
Flooring: **Tile, Carpet, Vinyl, Laminate**
Bedrooms: **4 Total**
Baths: **2.5 Total**
Laundry: **Yes**
Attic: **Yes**

Basement: **Yes w/OE**
Fireplace: **No**
Heating: **Propane, Electric BB,**
Cooling: **Central Air, Ceiling Fans**
Appliances: **2 Refrigerators, 2 Dish-
washers, 2 Ranges, 2 Microwaves, 2
Washers, 1 Dryer**

Deck/Porch: **Rear Deck, Side Deck**
Garage: **Attached 3 Car**
Outbuildings: **Storage Shed**
Water: **Well**
Sewer: **On Site**

Room Sizes

Main House: Kitchen: **13 x 23** Living Room: **14 x 20** Full Bath: **8 x 12** Master Bedroom: **12 x 18** Bedroom: **9 x 10** Bedroom: **10 x 12** Deck: **14 x 16**
Utility/Laundry Rm: **13 x 15** Rec Room: **22 x 24** **In-Law Quarters:** Foyer: **11 x 12** Kitchen: **14 x 16** Living Room: **14 x 17** Bedroom: **10 x 19** Bath: **10 x 12**



Information deemed correct but not guaranteed.

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