

PUBLIC AUCTION

3 BR 3 BATH CAPE COD W/GARAGE ON .2 ACRES

AKRON AREA

SATURDAY, JANUARY 7, 2023 @ 11 AM



LOCATION: 120 N. 11th St., Akron, PA 17501.

REAL ESTATE: 3 BR, 3 bath Cape Cod home w/garage on .20 acres. Well maintained home in Akron containing approx. 1,543 SF featuring beautiful original hardwood floors and replacement windows throughout; covered front porch; living room w/picture window; kitchen w/double bowl sink, electric range and a refrigerator. The kitchen opens up to the sitting room and spacious dining room, 2 BRs and 2 full baths, one containing a W/D complete the main level. The second floor has a third BR and a floored attic. The walk-out basement contains a finished family room, a cold cellar, a work bench area, a third full bath and a second W/D set. Oil hot water baseboard heat with central air.

OPEN HOUSE: Tuesday, December 13 (4-7 pm), Sunday, December 18 & January 1 (1-3 pm) or by apt. call 610-286-5183 .

NOTE: This home is meticulously maintained. The home is currently set up to accommodate guests as a 2 bedroom Airbnb.

TERMS: 10% down day of sale; settlement within 60 days of sale. Terms by: Eileen C. Byler. Kling, Deibler & Glick Attnys.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **.20 Acres**
 School District: **Ephrata Area**
 Township: **Akron Boro**
 County: **Lancaster**
 Taxes: **\$3,671**
 Type: **1.5 Story**
 Construction: **Brick**

Roof: **Shingle**
 Square Feet: **1,543**
 Age, Condition: **1954, Excellent**
 Flooring: **Hardwood, Vinyl**
 Bedrooms: **3**
 Baths: **3**
 Laundry: **Yes**

Attic: **Yes**
 Basement: **Yes w/OE**
 Fireplace: **No**
 Heating: **Oil Hot Water BB**
 Cooling: **Central Air**
 Appliances: **Electric Range, Refrigerator, Freezer, 2 Washers, 2 Dryers, 2**

Wall-Mount TV's
 Deck/Porch: **Porch**
 Garage: **1 Car Attached**
 Outbuildings: **None**
 Water: **Public**
 Sewer: **Public**

Room Sizes

Living Rm: **18 x 13** Kitchen: **13 x 10** Dining Rm: **15 x 10** Sitting Rm: **15 x 12** Bedroom: **11 x 10.5** Bedroom: **16 x 12** Bedroom: **12 x 11**
 Lower Level Rec Rm: **20 x 12** Cold Cellar: **13 x 8** Front Porch: **20 x 8**



AUCTIONEERS - REALTORS - APPRAISERS

HorningFarmAgency.com

610-286-5183