

# PUBLIC AUCTION

**“LIKE NEW” 3 BR 2.5 BATH SPLIT FOYER HOME  
W/ATTACHED 2 CAR GARAGE ON 1.2 ACRES**

**HONEY BROOK/COMPASS AREA**

**FRIDAY, OCTOBER 27, 2023 @ 5 PM**



**LOCATION:** 2757 Compass Road, Honey Brook, PA 19344

**REAL ESTATE:** Completely remodeled inside and out Split-Foyer home w/attached 2 car garage on 1.2 acres. This vinyl & brick sided home has a nice setting backed by trees, paved driveway w/extra parking, new landscaping, new yard and maintenance free exterior. The home contains approx. 1,700 SF and is like brand new with 100% replaced roof, gutters, siding, windows, interior & exterior doors, garage doors, trim, flooring, paint, kitchen, appliances, tubs, showers, vanities, HVAC, pressure tank, water lines, switches, outlets, and light fixtures ... all brand new! The main level consists of a living room, dining room, kitchen w/granite countertops, dishwasher, electric range, stainless steel farmhouse kitchen sink and a glass sliding door to a new composite rear deck, 3 bedrooms and 2 full baths. The lower level has a large family room w/brick wood burning fireplace, laundry room w/laundry tub, half bath & 2 car garage. The home has a brand new heat pump with central air, on site water and sewer.

**OPEN HOUSE:** Saturday, September 30 and October 7 & 14 (1-3 pm) or by apt. call 610-286-5183.

**NOTE:** This “like new” home with superb craftsmanship throughout has a beautiful setting on a large 1.2 acre corner lot with plenty of room for a small barn & pasture. A must see home conveniently located between Honey Brook & Compass.

**FHA buyers welcome!** Must contact the auctioneer prior to auction for approval. The septic system was inspected and tested and a passing report is available upon request

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Jesse L Weaver & Justin Horning. Kling, Deibler & Glick Attorneys.

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



[HorningFarmAgency.com](http://HorningFarmAgency.com)  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**



Lot Size/Acres: **1.2 Acres**  
 School District: **Twin Valley**  
 Township: **Honeybrook**  
 County: **Chester**  
 Taxes: **\$4,133**  
 Type: **Split Foyer**  
 Construction: **Frame**

Roof: **Shingle**  
 Square Feet: **1,700 (approx.)**  
 Age, Condition: **1978, Excellent**  
 Flooring: **Vinyl, Carpet**  
 Bedrooms: **3**  
 Baths: **2.5**  
 Laundry: **Yes**

Basement: **No**  
 Fireplace: **Yes**  
 Heating: **Heat Pump**  
 Cooling: **Central Air**  
 Appliances: **Electric Range, Dishwasher**

Deck/Porch: **Rear Deck**  
 Garage: **2 Car Attached**  
 Outbuildings: **Playhouse**  
 Water: **On Site**  
 Sewer: **Septic**

**Room Sizes**

Living Rm: **14x15**    Dinning Rm/Kitchen: **12x20**    Deck: **8x12**    Full Bath: **7x7**    Bedroom: **12x14**    Bedroom: **10x13**    Bedroom: **9x10**  
 Family Room: **14x23**    Laundry: **7x8**



Information deemed correct but not guaranteed.



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