

PUBLIC AUCTION

2 STORY HOME W/UPPER LEVEL LIVING, LOWER LEVEL GARAGE/SHOP & DETACHED GARAGE/SHOP ON 1.26 ACRES; INDUSTRIAL GRADE WOOD & METAL WORKING MACHINERY, GUNS, FISHING EQUIPMENT, TRACTORS, TOOLS, FURNITURE & MORE!

BIRDSBORO AREA

SATURDAY, OCTOBER 24, 2020 @ 9 AM W/REAL ESTATE @ 11 AM



LOCATION: 462 Schuylkill Rd., Birdsboro, PA 19508. From Rts. 345 and 724 in Birdsboro, take Rt. 724 West for approximately 0.5 mile to property on right.

REAL ESTATE: HOUSE: Approx. 1,500 square feet of upper level living space consisting of a large eat-in kitchen w/glass top electric range; living room w/decorative fireplace; 2 bedrooms; and a large full bath. Living space has plaster walls, rafter storage, and covered original hardwood floors. Lower level consists of a block 36' x 51' garage/shop w/woodstove, half bath & washer dryer hook-up. Home has oil hot air & woodstove heat, central air (needs service), on site well & septic, 200 amp electric service w/ 2 meters & 20' x 23' covered patio. **OUTBUILDINGS:** Cement block 27' x 52' Garage/Shop w/10' overhead door & additional garage door. 19' x 20' Storage Shed.

NOTE: Great investment opportunity with many possibilities! This property has approx. 270' of road frontage on Rt. 724, is bordered on one side by the Schuylkill River Trail and is just minutes from 422.

OPEN HOUSE: Saturday, October 3, 10 & 17 (1-3 pm) or by apt. call 610-286-5183

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Estate of Edward Clemet Krawlzik. Terry D. Weiler, Esq.

PLEASE SEE BACK FOR MORE DETAILS OR VISIT OR WEBSITE TO SEE MORE PICTURES!

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
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610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **1.26 Acres**
 School District: **Twin Valley**
 Township: **Robeson**
 County: **Berks**
 Taxes: **\$4,079**
 Type: **Cape Cod**
 Construction: **Block & Frame**

Roof: **Shingle**
 Square Feet: **1,500**
 Age, Condition: **1955, Good**
 Flooring: **Vinyl, Carpet, Tile**
 Bedrooms: **2**
 Baths: **1.5**
 Laundry: **Yes**

Basement: **No**
 Fireplace: **Electric**
 Heating: **Oil Hot Air & Wood Stove**
 Cooling: **Central Air**
 Appliances: **Electric Range**
 Deck/Porch: **Covered Porch**
 Garage: **36' x 51"**

Outbuildings: **27' x 52' Garage/Shop & 19' x 20 Storage Shed**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Kitchen: **15' x 20'** Living Room: **15' x 23'** Bedroom: **13' x 15'** Bedroom: **10' x 10'** Bathroom: **9' x 10'**



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