PUBLIC AUCTION

3 BR RANCH HOUSE w/DETACHED 2 CAR GARAGE & HORSE STALL ON 1 +/- ACRE

BOWMANSVILLE, CHURCHTOWN/ EAST EARL AREA TUESDAY, NOVEMBER 24, 2020 @ 4 PM



LOCATION: 2329 Laurel Road, Narvon, PA 17555. From Bowmansville take Rt. 625 S for 1.5 miles, left onto Laurel Rd. for 2.5 miles to property.

REAL ESTATE: 3 BR brick & wood sided house containing 1,762 sq. ft. w/daylight basement & detached 2 car garage & horse stall on 1 acre. **House:** Main Level: Living rm. w/laminate wood floor & stone wood burning fireplace; Eat-in Kitchen w/laminate wood floor, lg. island w/seating, stainless steel DW, microwave & glass top range & door to deck; 3 bedrms. & full bath w/double bowl vanity. Lower Level: Gorgeous family rm. w/wood stove, laminate wood floor, wooden accent wall, built-in fish tank, hidden bookshelf closet; full bath w/glass shower; laundry w/built-in lockers, bench, hooks, laundry tub & outside exit; storage room w/outside exit. Home has elec. & wood heat, ceiling fans, on site well & septic, 10' x 20' rear deck. Property contains a **2 Car Garage & Horse Stall** (23' x 39') w/ electric door opener); **Storage Shed** (8' x 14'); and newly paved driveway (August 2019) w/extra parking.

NOTE: This well maintained newly updated property has a quiet setting backed by woods and is central to Bowmansville, Churchtown, & Morgantown. Owners have purchased another property and are motivated to sell!

OPEN HOUSE: Saturday, October 31, November 7 & 14 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Tyler & Charla Eberly (717-725-7272). Kling & Deibler Attorneys.

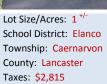
SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

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



HorningFarmAgency.com 610-286-5183





Zoning: R1

Type: Rancher Construction: Frame Roof: Shingle

Square Feet: 1,762 (total finished area)

Age, Condition: 1970, Good Flooring: Carpet, Vinyl, Laminate,



Vinyl Plank
Bedrooms: 3
Baths: 2 Full
Laundry: Yes
Basement: Yes w/O/E
Fireplace: Yes

Heating: Electric, Wood Stove
Cooling: Ceiling Fans
Deck/Porch: 10 x 20 Deck
Garage: 2 Car Garage/Horse Stall

Water/Sewer: On Site

Room Sizes

Living Room: 15 x 17 Kitchen/Family Room: 12 x 19 Bedroom: 11 x 12'6 Bedroom: 8 x 12 Bedroom: 10 x 12

Family Room: 22 x 23 Laundry: 8 x 12′6











AUCTIONEERS - REALTORS - APPRAISERS

HorningFarmAgency.com