**Real Estate Auction**

 **Borough of Macungie**

**Historic 2½ Story 19th C Stone House W/Later Addition, 4 Bedrooms, 1½ Bathrooms, Full Basement, Concrete Patio/Deck w/Rear Yard**

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 **Real Estate Auction
 Tuesday, June 25, 2019 @6:00 PM**

 **OFFERED BY Leon J. Lichtenwalner &
 Constance Lichtenwalner**

 **OPEN HOUSES:**

 **Thursday, June 13 from 4-6 PM &**

 **Thursday, June 20 from 4-6 PM**

 **13 W. Main Street \* Macungie, PA 18062-1118**

Municipality – Borough of Macungie Zoning – Residential

County – Lehigh Land Use Code - Single Family Detached School District – East Penn Homestead Act 72 – 12/01/2004; 1/01/2007

Improvements – Single Family 4 Bedroom Stone House, Year Built – circa 1854

 w/Later Addition, Full Basement Total Taxes $ 3,585.91

Lot Size – 0.09469 +/- Acres (4125 Square Feet) County $ 527.07
Parcel No. – 547388357546 1 Municipal/Township $ 567.62
 School $ 2,491.22

**HOUSE**
Construction – 2½ story 19th C stone farmhouse Electric – 200 amp circuit breaker panel
 w/later addition, total of 4 bedrooms; w/sub panel
 asphalt shingle roof, aluminum fascia/ Heat – Oil / Hot Water
 soffits, gutters & downspouts; Original Central Air - No
 house w/fieldstone foundation walls, Roof – Asphalt Shingle
 concrete/pebble/stone siding, aluminum Water - Public

 clad replaced double hung windows; Septic - Public
 Later Addition w/cinder block foundation
 walls, concrete floor, aluminum clapboard
 siding, wooden double hung windows

**ORIGINAL HOUSE LATER ADDITON**

**First Floor First Floor**

 **Room   Size Room Size**

Living Room (L-shaped) 16’9” x 23’10” x 13’6” Kitchen/Eating Area 17’2” x 19’3” x 6’ (L shaped)

 Laundry Room 5’7” x 6’

**Second Floor** **Size** Powder Room 4’5” x 5’7” **Room**  **Second Floor**
Front Bedroom 4’11” x 5’2” (w/closet) **Room**
Middle Bedroom 4’8” x 6’ (w/walk-in closet) Hallway 3’ x 14’10”
 Middle Bedroom 9’4” x 10’6”
**Third Floor** – Unfinished attic storage w/old Back Main Bedroom 10’1” x 16’11” x 8’2”
 subflooring Full Bathroom 9’2” x 4’11”
 Hallway to Spiral Staircase 3’ x 5’9”
**BASEMENT** - fieldstone foundation walls
 17’ x 23’9”

**REMARKS- House
Interior: Original House Interior: Later Addition**

**lst Floor lst Floor**

. Large spacious living room, L-shaped w/wood paneling . **Kitchen/Eating Area**, L-shaped w/drywall, rear bay window,
. Wall to wall carpeting crank out casement windows, partial vinyl flooring w/wall to wall
. Tile ceiling carpet in eating area, Spectra 4 burner electric range w/glass
. Door leading to basement stairway top, Rangemaster hood, Siemens HydraSensor automatic
. Wagon wheel hanging lamp dishwasher, stainless steel double basin sink, birch cabinets,
. Coat closet Formica top counters, steel spiral stairway to 2nd floor, door to
. Rustic beam archway sidewalk
. Original deep window sills . **Laundry Room** w/louvered doors
. Stairway to second floor w/wall to wall carpeting . **Powder Room** w/single basin sink-Corian type w/oak cabinet
 base, wall to wall carpet
**2nd Floor** . **Coat Closet**

. **Front Bedroom**: wood paneling, gray finish, wall to wall
 carpeting, open walk-in closet, deep window sills, drop **2nd Floor**
 ceiling w/large tiles . **Hallway** w/drywall, wall to wall carpeting, coat closet
. **Middle Bedroom** off stairway: partial original fieldstone . **Middle Bedroom**: drywall, wall to wall carpeting, no closet
 & wood paneling, wall to wall carpeting, ceiling fan, drop . **Full Bathroom**: vintage green fixtures, single basin sink
 ceiling, built-in shelving, walk-in closet, access to attic; w/Formica top counter & cabinet base, vinyl flooring,
 currently used as an office tub/shower, drywall, ceiling ventilation fane
 . **Back Main Bedroom**: L-shaped, drywall, wall to wall carpeting,

**3rd Floor** double hung windows, large closet w/sliding doors, small closet
. Unfinished Attic Storage w/old subflooring, opening. **Hallway** to spiral staircase
 to attic area in new addition
 **Basement**
**Basement** . Cinder block foundation walls, concrete floor, rear entrance

. Original fieldstone foundation walls, dirt floor, wooden w/Bilco floors
 steps to living room . 200 Amp circuit breaker panel w/sub panel in original basement
. New Yorker oil fired furnace, Model FR-122-WP,
 SN-64253403 **Exterior: Later Addition**
. 275 gallon fuel oil tank . Aluminum clapboard siding
. Circuit breaker sub panel . Wooden double hung windows, not clad
 . Rear bay window
**Exterior: Original House** . Rear concrete patio/deck
. Original fieldstone front. Bilco doors to basement

. Concrete w/pebble/stone sides . Small backyard lawn area leading to Miller Street
. Original doorway w/raised panels & classic molding
. Replaced double hung windows, aluminum clad
 (approx. 25 years)
. Aluminum fascia/soffits, gutters & downspouts
. Asphalt shingle roof
. Front & side concrete sidewalks
. Steel front door

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**\*\*Semi Permanent Storage Shed NOT included in auction\*\*

Terms: 10% day of sale**

** Settlement 60 days.
Robert H. Clinton & Company, Inc.** The information herein was
 **Auctioneers & Appraisers** obtained from reliable
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