



**4220 W. Hopewell Road  
Center Valley, PA 18034-9426**

**Residential Real Estate Auction  
Upper Saucon Twp.-Lehigh County  
Single Family 1 1/2 Story Bungalow w/3  
Bedrooms, 1 Full Bath, Enclosed Porch,  
Full Basement, Detached Frame 2 Car  
Garage & Outbuildings  
on a .91 +/- Corner Lot**

**Auction Date**

**Saturday, November 9, 2019  
Real Estate Offered@ 12:00 Noon**

By Margaret A. Steininger  
Kristofer M. Metzger, Power of Attorney

**Personal Property Begins @ 9:00AM**

**Real Estate OPEN HOUSES: Sunday, October 27 from 1-4 PM & Wednesday, October 30 from, 3-6 PM**

Municipality – Upper Saucon Twp.  
County – Lehigh  
School District – Southern Lehigh  
Improvements – Single Family 1½ Story Bungalow,  
3 Bedrooms, 1 Full Bath, Detached  
2 Car Frame Garage  
Lot Size - .91 +/- Acre Corner Lot  
Parcel ID No. – 641467497147 1

Zoning – R-2  
Land Use Code - Single Family Detached  
Homestead Act 72 – Approved & Enrolled  
10/27/2004  
Year Built – circa 1924  
Total Taxes \$ 3,642.72  
County \$ 636.64  
Municipal/Township \$ 239.46  
School \$ 2,766.92

**HOUSE**

Construction – 1½ story bungalow w/3 bedrooms,  
1 bath, stucco & vinyl siding, vinyl  
soffits w/aluminum clad fascia,  
aluminum gutters & downspouts,  
enclosed porch w/brick floor & frame  
construction, approx. 1,252 square  
feet of living space

Electric – Circuit Breaker Panel  
Central Air – No  
Roof – Asphalt Shingle  
Water – Public  
Septic – Public  
Heat – Natural Gas

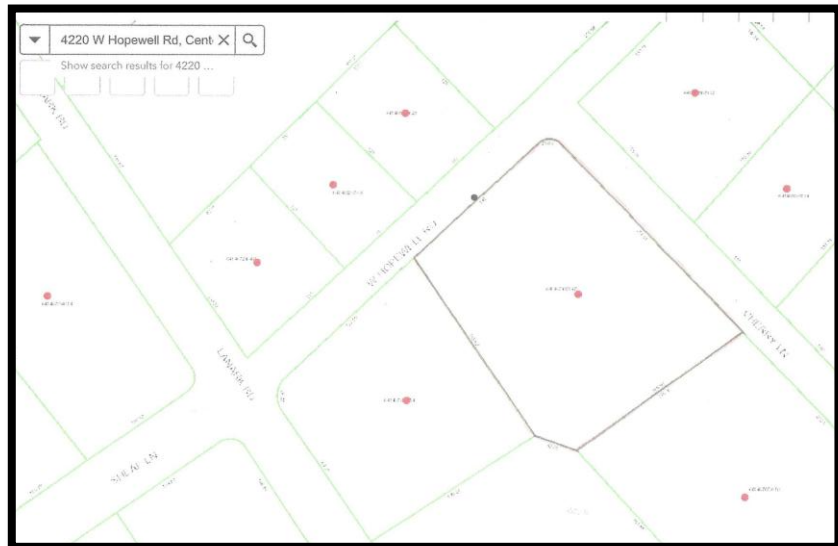
**ROOMS**

Kitchen-L Shaped	15'5" x 19'9" x 11'7"
Pantry Area	43" x 10'2"
Living Room-L Shaped	20'5" x 13'5" x 17'1"
Dining Room	17'4" x 11'
Bedroom (to left off DR)	9' x 11'2"
Bedroom (middle)	9'1" x 10'4"
Bedroom (to right off DR)	11' x 10'1"
Hallway (DR to bath)	23" x 9'3"
Full Bath	8'10" x 4'4"
Enclosed Porch	7'1" x 19'8"

**SIZES**

**OUTBUILDINGS**

Detached 2 Car Garage	22'2" x 18'8"
Frame Detached Shed	12'7" x 13'5"
Semi-Permanent Shed	10' x 14'
Semi-Permanent Shed	10' x 12'





## REMARKS- House

### Interior:

- . Kitchen: L-shaped w/linoleum floor, vintage wooden cabinets-painted green, red linoleum counters, vintage cast iron double basin sink w/white enamel, Norge 4 burner gas range, crank windows, 12" block tile ceiling, ceiling fan, small coat closet, pantry area w/double doors
- . Pantry Area: A.O. Smith natural gas 40 gallon hot water heater Model FSGL-40-216
- . Living Room: L-shaped w/plaster walls, 3 large windows, wall to wall carpet, open storage closet, fireplace w/brick hearth, older Quasar built-in A/C unit
- . Dining Area: opening w/bookshelves looking into LR, built-in cabinet, 2 windows looking into enclosed porch, wall to wall carpet, large floor vent, drop ceiling, ceiling fan
- . Bedroom (to left off DR): 2 older double hung windows, older style panel door w/vintage knobs, entrance to middle bedroom, wall to wall carpet, floor vent, high ceiling-9'7", ceiling fan
- . Bedroom (middle): older double hung window, brown wood grain block design linoleum floor, later built-in shelves, currently being used as storage area, 9'8" ceiling
- . Bedroom (to right off DR): wall to wall carpet over linoleum, vent in floor, 2 older double hung windows, storage closet w/shelves, ceiling light
- . Hallway (leading from DR to full bath): 2 double door closets (closets-8' x 37 1/2" inside depth), linoleum tile block floors, pull down steps to attic
- . Full Bathroom: partial pale yellow ceramic tiled walls, older double hung window, wall mounted metal storage cabinet, vintage cast iron tub (52" L), later vanity w/Corian sink, medicine cabinet over sink, baseboard heater, floor vent, linoleum tile block, ceiling light
- . Attic: unfinished, exposed rafters, plywood & sub flooring, access from pull down stairs in hallway
- . Enclosed Porch: 2 steps down leading from dining area, original exterior plaster wall, frame addition w/7 windows, French double doors, slanted roof
- . Basement: full unfinished basement w/brick foundation walls, concrete floor, outside entrance w/pull up spring loaded door, concrete steps:
  - . RUDD Silhouette II natural gas furnace on raised slab
  - . 200 Amp circuit breaker panel
  - . Sump pump & pit
- . Electric baseboard heat w/individual thermometers in some rooms
- . Combination of drywall, wallboard & plaster walls throughout house



### Exterior:

- . Stucco & vinyl siding
- . Asphalt shingle roof w/vents
- . Vinyl soffits w/aluminum clad fascia
- . Aluminum gutters & downspouts
- . Gravel driveway & parking area
- . Older hardscape walkway & patio area
- . Mature trees & shrubs

### Detached Garage:

- . 2 car garage w/macadam floor
- . Frame construction w/cinder block columns & wood sides
- . Partial clapboard siding
- . Asphalt shingle roof w/aluminum clad fascia & soffits
- . Overhead fiberglass door

### Outbuildings:

- . Older frame detached shed w/asphalt shingle roof, electric
- . Semi-Permanent shed w/T-111 siding, asphalt shingle roof, plywood floor, rougher condition
- . Other older semi-permanent sheds in rougher condition

Terms – 10% day of sale, settlement 45 days. The information and plot plan herein were obtained from reliable sources and are for advertising purposes only. Accuracy cannot be guaranteed.

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