

MORGANTOWN/ HONEY BROOK AREA

REAL ESTATE AUCTION

Date:
Saturday, October 26, 2024
at 1:00pm

Location:
410 Ash Road
Morgantown, PA 19543

LIVE AUCTION
WITH
ONLINE BIDDING



SPACIOUS HOME ON 14 PRIVATE ACRES

REAL ESTATE: This 14-acre property in Caernarvon Township offers seclusion and space, along with a 3752 sq. ft. home built in 1997. Key features include:

Main Floor: Custom Cherry kitchen, dining room with fireplace, large living room with vaulted ceiling, 1 bedroom, 1 bath, and an oversized 2-car garage. Relax on the front porch or covered back deck. • **Second Floor:** 4 bedrooms, 2 bath •

Finished Basement: Extra living space, full bath, and access to a 2-car garage.

With room for outbuildings, this property is ideal for a primary residence, recreation, or home-based occupation.

AUCTIONEER NOTE: Seller is downsizing and are serious about selling. Do not overlook this one-of-a-kind property. Need financing or bridge loan options?

Contact auctioneer for details.

ATTENTION REALTORS: Auctioneer is offering 2.5% brokers participation.

Contact auctioneer for details.

OPEN HOUSE DATES

Saturday, September 28,
3:00-5:00pm

&

Thursday, October 10,
4:00-6:00pm

or call for an appointment

TERMS

\$30,000 down day of sale

Settlement within 55 days



AUCTION CENTER

717-687-7018 Lic AY002284

Sellers:

James Ford Jr.

Attorney:

Dave Mersky Law

Property info

Type: Cape Cod Style

Construction: Stucco/Stone

Roof: Asphalt Shingle

Square Feet: 3752

Age: 27 years

Flooring: Hardwood/Tile

Bedroom: 5

Baths: 4

Laundry: Yes, Main floor

Living Room: Yes

Fireplace: Yes, Propane Insert

Heating: Hot water baseboard/Mini splits

Cooling: Mini Splits/Window Units

Range: Electric

Refrigerator: Yes

Dishwasher: Yes

Porch: Yes, 35'x6' Covered Rear Deck, 23' x 15'

Main Garage: Attached 31'x31'

Basement Garage: Attached 28'x25'

Windows: Yes, Pella Triple Pane W/Built-In Blinds

Basement: Finished Basement, 34'x26'

Attic: Storage Space

Lot Size: 14 +/- Acres

Possession: On Or Before 55 Days

Water/Sewer: Onsite Well & Septic

Zoning: Open Space Conservation

School District: Eastern Lancaster County School District

Township: Caernarvon Twp.

Taxes: Approx \$7583.00 (Not in clean & green)

Attorney: Mersky Law Group

