

TAX MAP



PUBLIC AUCTION

VALUABLE BERKS CO. REAL ESTATE
**Bi-Level Home w/Built-in Garage on
a 1.05 Acre^{+/-} Wooded Lot**
193 Pennypacker Rd
Mohnton PA 19540

Monday, March 26, 2018 - 6:00 PM



**BARR
DAVIS**
AUCTIONEERS, LLC
AY-002084

Barr/Davis Auctioneers, LLC
Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433
www.barrdavis.com

ADDRESS: 193 Pennypacker Rd, Mohnton PA 19540

DATE: Monday, March 26, 2018 · 6:00^{pm}

OWNER: Robert R Roche

★FEATURES★

Well built Bi-Level home with oversized built-in 1 car garage on a wooded 1+ acre wooded lot.

Great location close to major routes.

Seriously for sale – don't miss it!

★SPECIAL FEATURES★

Maple kitchen with island;

Central air conditioning;

14'x22' lower level family room w/brick fireplace & ceiling fan/light;

10'x26' Partial covered deck;

10'x30' patio;

Needs some updating & floor coverings.

★PURCHASE PRICE INCLUDES ★

Electric oven/range;

Oven fan/hood;

Built-in dishwasher.

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by April 30, 2018.

Buyer pays all Realty Transfer Taxes.

Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms.

★OPEN FOR INSPECTION★

Thursday, March 1, 2018 · 4-6^{pm} &

Tuesday, March 6, 2018 · 4-6^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Old Lancaster Pike North of Adamstown, take Brimline Road South to Right on Pennypacker Rd to property on left.

The information contained in this brochure is believed to be accurate, but is not guaranteed.

STYLE: Bi-level

YEAR BUILT: 1974+/-

LOT DESCR: 1.05+/- Acres (see plot plan)

ZONING: Residential

TAX PARCEL: 34-4384-03-30-7597

DEED REF: 1653-1202

LIVING AREA: 1,044+/- SF

TAXES: **YEAR: 2017**

\$3,215

School: Governor Mifflin

859

County: Berks

271

Municipal: Brecknock Twp

\$4,345

TOTAL

3 Bedrooms 1½ bath

ROOM	SIZE	LEVEL	COMMENT
FOYER	4x7	Mid	Vinyl
LIVING	13x15	Main	Hardwood
DINING	10x11	Main	Hardwood
KITCHEN	10x10	Main	Hardwood
FAMILY	14x22	Lower	Concrete
BEDROOM	11x14	Main	Unfinished
BEDROOM	9x13	Main	Hardwood
BEDROOM	9x10	Main	Hardwood - Parquet

BATHS: Full on main, ½ on lower

LAUNDRY: Room off garage

HEAT/COOL: Electric baseboard/central AC

WATER HEATER: Electric

BASEMENT: Full/daylight/partial finished

GARAGE: Oversized 1 car built-in

WINDOWS: Insulated replacement on main
Aluminum w/screens on lower

WATER: On site well

SEWER: On site septic

ROOF: Shingle

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