

# PUBLIC AUCTION

ELVERSON AREA

**HOME ON 10.1 SECLUDED ACRES  
with 2 STORY BARN AND RIDING RING**

**FRIDAY SEPTEMBER 26, 2014 5:30 P.M.**

**LOCATIN: 153 BLUE ROCK HILL ROAD, ELVERSON, PA. From Elverson take Park Ave. North to right on Blue Rock Hill Road, to property on right.**



**Home** is a 2.5 story stone with stucco and siding dwelling with approx. 3486 sq. ft. of living space. Main level has Kitchen with attached dining area, Living room with exposed beams, beautiful stone fireplace and wood burning insert. Bedroom or office and full bath room. A 2nd full kitchen and large living room also on main floor. New carpet in living rooms and bed room. 2nd Floor has 4 bedrooms and full bathroom. 3 rd floor has Bedroom and a 3rd Bath room with shower . This home gives many options for living



space, makes a great spacious single home or with 2 kitchens, 2 laundries and 3 bathrooms could be a very nice in-laws quarters. Partial basement, electric heat and on-site well and septic. **30x 50 ft. barn with drive thru doors**, was set up with 4 stalls in the past, all stall doors and wall sections are there. 2nd floor with walk up steps for storage. 20x 22 storage barn for equipment or animals. Stone Spring house adjacent to home. Riding ring with split rail fence. Elverson Boro, Chester County. Twin Valley Schools. Taxes: \$4131.



**Open House: Saturdays Sep. 6, 13, 20 1-3 p.m.**  
**Terms: 10% down, Balance due at settlement on or before 60 days.**



**Property overview on back**



**This is in a great location with a private setting. Good opportunity to purchase a property with many options.**



**Terms by: Steven J. and Martha A. Kurtz**

**Attorney: Kling and Fanning**

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Information deemed reliable but not guaranteed

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