

PUBLIC AUCTION

WEST CALN TOWNSHIP

2 STORY HOME with 32 X 40 SHOP on 2 ACRES

APPROX. 20 + CORDS OF FIREWOOD, LUMBER, SNOW BLOWER AND PERSONAL PROP.

SATURDAY DECEMBER 12, 2015 12 P.M.

REAL ESTATE AT 12 P.M. FOLLOWED BY FIREWOOD AND PERSONAL PROPERTY

LOCATION: 561 NORTH SANDY HILL ROAD (If using GPS enter 595) From Rts. 10 and 340, take Rt. 10 North to right on Hill Road. to right on Sandy Hill road to property on right.



Home is a frame and siding 2 story with approx. 2556 sq. ft. of living space. Main level has spacious living room with cathedral ceiling, tile flooring, sky lights and 2 sliding doors to deck. Kitchen has built in dishwasher, double bowl sink and tile flooring. Dining room with hardwood flooring. Family room with slate and brick hearth with woodstove. Newer stainless chimney for woodstove. Office or 4th bedroom off living room. 2nd floor has Master bedroom with cathedral ceiling and master bath. 2 additional bedrooms and full bath off hallway. Hallway over looks living room. Full unfinished basement with walk out door. Laundry area, oil hot air heat and central air. Exterior has **New roof and skylights installed last year**, wrap around deck and in ground swimming pool. **Quality built 32 ft. x 40 ft. insulated shop (2x6 walls). seller had set up for wood working shop. Separate garage area with opener and shelving. 2nd floor for storage.** Property also has 2 wood sheds, storage shed, chicken coop and raised garden beds. public water and on-site septic. Perimeter on lot is fenced with wire animal fencing. taxes: 6777.



Open House: Saturdays Nov. 14 , 21 and Dec. 5 1 –3 p.m.
Terms 10 % down, balance due at settlement on or before 60 days



Firewood, Lumber and personal property: Approx. 20 + cords of dry stacked firewood, like new Troy Bilt Storm 9528 28" snow blower with electric start and hand warmers, Porter Cable pancake air compressor, 55, 000 btu Reddy heater, 120 gal. oil tank, alum. ext. ladder, Foosball table, electric heaters, Magnum paint sprayer, air tank, wood planes, picnic table, round wood dinette table, **Accordion**, electric keyboard, outdoor chairs, shop vac., skid of concrete blocks, **dried stacked lumber including approx. 100 ft. of Tulip poplar, 30 ft. of Cherry, 30 ft. of Walnut, 30 ft. of Mahogany. Burl wood turning blocks and others.**



Terms for personal property: Cash, Pa. check or Credit card (4% service fee for Credit card)

Seller's job is taking them to North Carolina, this property has a lot to offer, country setting, lots of living space, great work shop etc.

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