

CHURCHTOWN / MORGANTOWN AREA

PUBLIC AUCTION

Saturday April 6, 2019 • 12:00 PM

Location: 2747 Valley View Road, Morgantown, Pa. 19543

From Churchtown take Rt. 23 East to left on Red School Rd.
To left on Valley View, property on right.

22.2 AC FARM WITH OUTSTANDING VIEW, 4 BR HOME AND 100 FT. X 42 FT. OUTBUILDING



Home is Frame and siding Cape Cod with approx. 4647 sq. ft. of living space. Main level has eat-in Kitchen with cherry cabinetry and 3 sided propane fireplace. Octagon shaped sitting room with view of valley. Open spacious living room has built in cherry desk and dining area. Master bedroom with door to main bath. 2nd bedroom has attached handicap bath, with sunken tub. Extra sewing room/ office with cherry cabinets and desk counter. Laundry /mudroom with half bath. 2nd floor has 2 large bedrooms with ample storage areas.

Full bath off hall. Lower level is daylight basement with Berber carpeting and separate shuffle board room. Home has central air and hot water propane heating in the floors. Covered front porch overlooks farming valley, and paver patio off living room. Attached 26 ft. x 28 ft. 2 car garage. Paved driveway and large parking area. PVC fencing on most of the property perimeter, presently mostly pasture with tillable acres, and a few acres wooded.

Outbuilding: 100 ft. x 42 ft. stucco and siding building with 3 overhead garage doors and a separate shop area with heated floor and overhead trolley hoist.



ADDITIONAL PROPERTY INFORMATION

Property Name: 2747 Valley View Road
Morgantown Pa. 19543

Construction/Type: Frame, Vinyl Siding 1.5 Story

Baths: 3.5

Tract Size: 22.20 Acres/Approx. 4.2 is wooded

Square Feet: 4737 **Taxes:** Approx \$4,922

Age: 2001 **Zoning:** Open Space Conservation

Outbuilding: 100 ft. x 42 ft. Shop /Barn with heated bay

Heating: Propane hot water in floor

Water: Well **Sewer:** On-site

School District: Eastern Lancaster County

Living Room: 15 x 29 Kitchen: 15 x 21

Sitting Room: 15 Octagon Bedroom: 14 x 11

Bedroom: 18 x 21 Bedroom: 18 x 21

Family Room Lower Level: 45 x 23

Extra Room: 6 x 14 Laundry/Mud room: 9 x 18



TRACEY L JONES
AUCTIONEERS
610-286-7834

- More Info. on Back-

Open House: Thursdays March 14, 21, 28 5-7 p.m.

Real Estate Terms:

10% down, balance due at settlement on or before 60 days

Terms By:

Anna Mary Hoover

Attorney: Kling and Deibler

www.tljonesauctioneers.com