

MORGANTOWN / CHURCHTOWN AREA

# PUBLIC AUCTION

**SATURDAY JUNE 10, 2023 11:00 A.M.**

**522 California Road, Morgantown, PA 19543**

From Churchtown take Rt. 23 east to left on California Rd. to property on right.

## **COTTAGE ON 2.70 TRACT** **CAERNARVON TOWNSHIP, LANCASTER COUNTY** **IDEAL AIR BNB, OR AFFORDABLE LIVING IN THE COUNTRY**



Cottage is Sandstone and siding 1.5 story dwelling. Main level has eat in Kitchen, laundry room, full bath, sittingroom, and living room with brick fireplace and wood-stove insert. Upper level has 2 bedrooms. Newer metal roof, newer siding and windows, upgraded electric. Wrap around deck and covered rear patio. 2.7 acre tract has 14 x 40 ft. insulated garage/shed. Shade trees, playhouse and single dog kennel. Partial basement with wood stove and water conditioner.

**Open House: Thursdays May 18, 25 5-7 p.m.**

**Real Estate Terms: 10% down, balance due at settlement on or before 45 days**

**Attorney: Kling, Deibler and Glick**

**Note: Sellers are moving to Kentucky, many updates to this property. Farmland view, great location. Low Taxes, home needs some more finishing touches. Ideal Air BnB, many possibilities with this location!**

### **ADDITIONAL PROPERTY INFORMATION**

**Property Name:**

522 California Rd., Morgantown, PA 19543

**Construction/Type:** Sandstone & Siding 1.5 sty

**Tract Size:** 2.7 Acres

**Baths:** 1

**Taxes:** Approx. \$2386

**Basement:** Partial

**Heating:** Woodstove and wood insert

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

**School Dist.:** Eastern Lancaster County



**TRACEY L JONES**  
AUCTIONEERS  
610-286-7834

[www.tljonesauctioneers.com](http://www.tljonesauctioneers.com)

**Terms By:**  
**Cleason H. and Rosemary W. Martin**



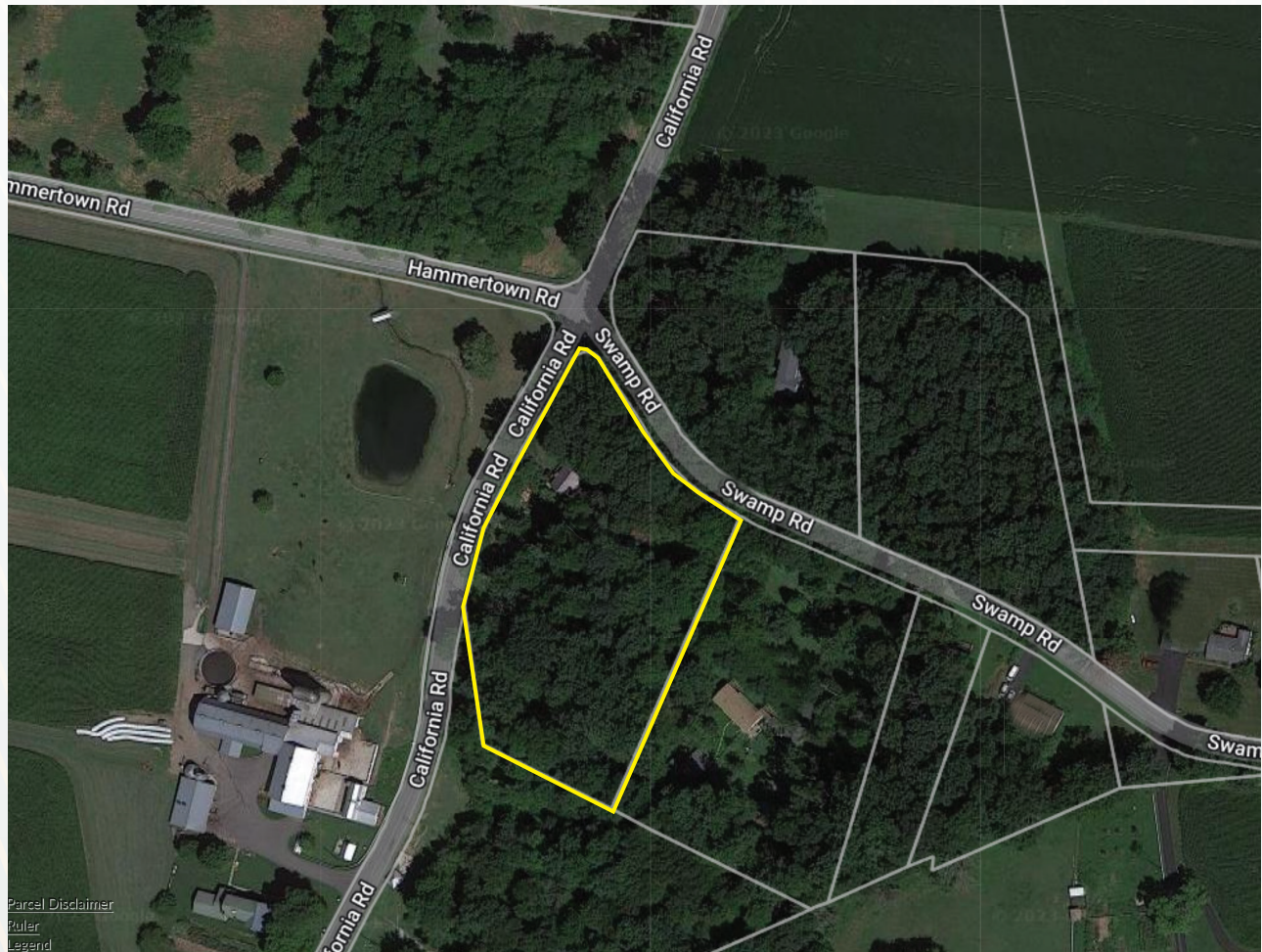
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