

WEST NANTMEAL TOWNSHIP

PUBLIC AUCTION

WEDNESDAY, NOVEMBER 15, 2023 4:00 P.M.

1883 Little Conestoga Road, Elverson, Pa. 19520

From Elverson take Rt. 82 South to straight ahead onto Little Conestoga Rd., to driveway on right.

ONE OWNER HOME ON 3.5 AC. SECLUDED COUNTRY TRACT



Real Estate is bi-level 3 bedroom 2 bath frame and siding dwelling. Main level has Kitchen with Dish washer and glass cook top. Adjoining dining room with sliding doors to rear covered porch and deck. Spacious living room. Master Bedroom with master bath, 2 additional bedrooms and full bath off hallway. Lower level has large Family room with brick fireplace. Utility/laundry room with outside entrance. 2 extra rooms and roughed in plumbing for a 3rd bath room. 24 x 40 Detached 2 car garage with insulated office room. 3.5 Acre nicely laying secluded tract that sits back off the road. New well pump in 2023, and New Heat Pump in 2021.



ADDITIONAL PROPERTY INFORMATION

Property Name: 1883 Little Conestoga Rd., Elverson, Pa. 19520
Construction/Type: Frame and siding Bi Level Dwelling
Baths: 2 **Bedrooms:** 3 **Tract Size:** Secluded 3.5 ac.
Square Feet: 1,848 sq.ft. **Taxes:** Approx. \$5,559
Age: 1974 **Heating:** Heat pump/Cent. AC, Electric BB
Garage: 2 Car detached with office
Outbuildings: 2 sheds **Water:** Onsite well **Sewer:** Onsite
School Dist.: Twin Valley

Living room: 11.5 x 21	Bedroom: 15.6 x 11
Kitchen: 11 x 12	Bedroom: 9.5 x 11.3
Dining: 11 x 12	Family Room: 21 x 16.6
Bedroom: 14 x 11.3	Laundry/utility room

Terms: 10% down, Balance due at settlement, on or before 45 days

Open House: Saturdays, October 28, November 4, 11 1-3 P.M. or by appointment

Note: Solid home and Outbuilding on an Ideal 3.5 acre tract. One owner home, Seller is downsizing. Don't miss this one!


TRACEY L JONES
 AUCTIONEERS
 610-286-7834

Terms By:
Lynne E. Niblick Revocable Living Trust
Attorney: Kling, Deibler and Glick

www.tljonesauctioneers.com