

PUBLIC REAL ESTATE AUCTION

12+/- Acre Country Property

4 bed, 2.5 bath, 2 Story Colonial House w/Garage

Thur., Aug. 3, 2023 @ 5:30 PM

10 Elm Lane, Glenmoore, Pa., Chester County - Honey Brook Area



Directions: From Rt 322 West to Rt. 82 North, turn right onto Fairview Rd, then turn right onto Barnestown Rd, then turn left onto Elm Ln, and the property will be on the right.

Property Description: 12+/- Acre Country Property Beautiful 4 bedroom, 2.5 bath, 2-story, 3200 sq. ft., Custom Colonial Home on a spacious 11.6-acre lot! This property offers plenty of space and privacy. Enter the gated drive and you will understand why you came. This home features over 3,200 sq. ft. of living space including an updated kitchen, a bright sunroom, 2 brick hearth fireplaces, main floor laundry, a spacious master bedroom w/walk-in closet, dressing room and lavish bathroom, central air and so much more! Comes with a full walk-out basement and a covered deck for entertaining. Lots of open and wooded areas (mature timber) as well as a small stream.

Amenities: Oversized garage, with 2 large overhead doors. Paved driveway. Large – Private front and back yard. The property comes with private well and an onsite septic system.

Auctioneer Notes: Located in Downingtown School District and close to Rt. 322, Rt. 401 and Rt.76 for easy commuting. The property is conveniently located close to major shopping centers, offering easy access to amenities and services. Animals Lovers Haven. Lots of Potential! All information is deemed to be accurate but not guaranteed.

- Chester County, Wallace Township, Downingtown Area School District
 - Annual taxes +/- \$6,732 (2023), 11.6 acres. Tax ID 31-03-0031
 - **Open House Dates:** Sat. July 1, 1-3 PM and Thurs. July 6, 5-7 PM

Terms: Down payment of \$ 50,000.00 required day of auction. Settlement on or before **October 3, 2023**. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated to the day of settlement.

For more pictures go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

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