

PUBLIC REAL ESTATE AUCTION
Bi-Level Home on 3.4 +/- Acre Private Land
May 13, 2024 @ 6:00 P.M.

3211 Compass Rd, Honey Brook, PA - Compass / Gap Area



BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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Auctioneers:

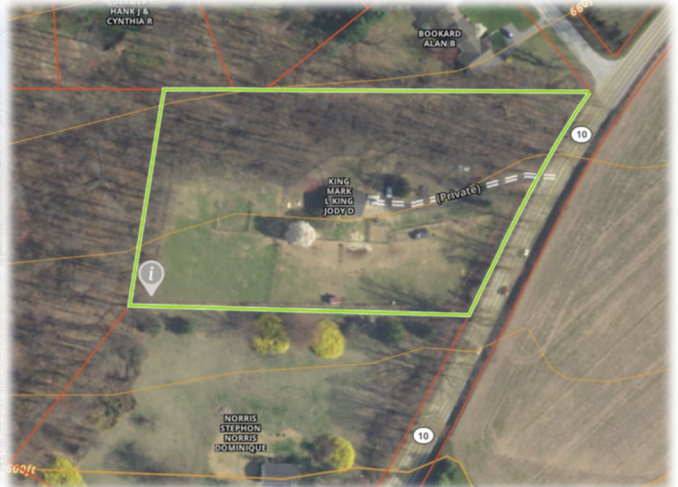
Elvin Stoltzfus (610)-333-5447 AA# 019514

Christ Taylor (717)-371-1915 AU# 005421

Sellers: Mark & Jody King

Attorney: Glick, Goodley, Deibler & Fanning, LLP
717-354-7700





Directions: From Compass, go North on Rt 10. property on the left.

Property Overview:

A rare 3.4-acre property that offers a great blend of country opportunity. It gives you a commanding panoramic view of picturesque countryside and presents a great retreat from the hustle and bustle of life. Perched atop a gentle hillside, the residence gazes out onto a fenced-in pasture area. The bi-level home boasts an inviting open floor plan, accentuated by a cozy kitchen and three bedrooms, while the partially finished lower level promises versatile living spaces. Step outside onto the covered rear patio, where the lower-level family room invites you to a relaxation amidst the great outdoors. This home comes with a spacious two-car attached basement garage. Conveniently positioned near Honey Brook, Compass, and Gap shopping centers, with quick access to Routes 30 and 340, urban amenities remain within easy reach.

Amenities: On-site septic, on-site well, and electric baseboard heat.

All information provided is deemed to be accurate but not guaranteed.

Open House Dates: Thur. April 18, 5-7 P.M., | Sat. April 20, 12-2 P.M.

For details or a private showing, call **Elvin @ 610-333-5447**

Terms: \$20,000 down payment in certified funds on auction day. Settlement on or before July 10, 2024.

Transfer taxes to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Annual Real Estate Taxes: **\$5,291**, West Caln Twp. Coatesville School District

Attention Realtors: Broker Participation offered to realtors with a buyer. See websites for details.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com