



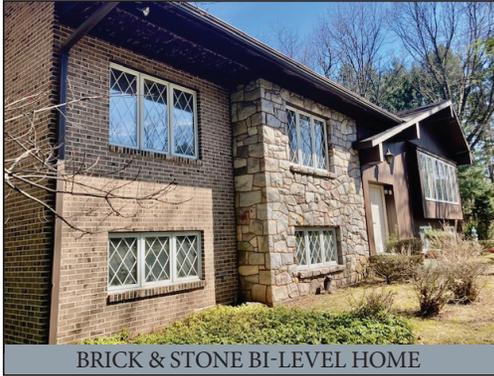
(Knauers/Mohnton Area)



# PUBLIC AUCTION

## 4-BDRM 2.5-BATH ENGLISH TUDOR STYLE HOME \* 3.35-ACRES! 2-CAR GARAGE \* FINISHED LOWER LEVEL \* UTILITY SHED

### THURSDAY, JUNE 8, 2023 @ 6:30 PM



BRICK & STONE BI-LEVEL HOME



CUSTOM 4-BDRM HOME \* 3.35-AC!

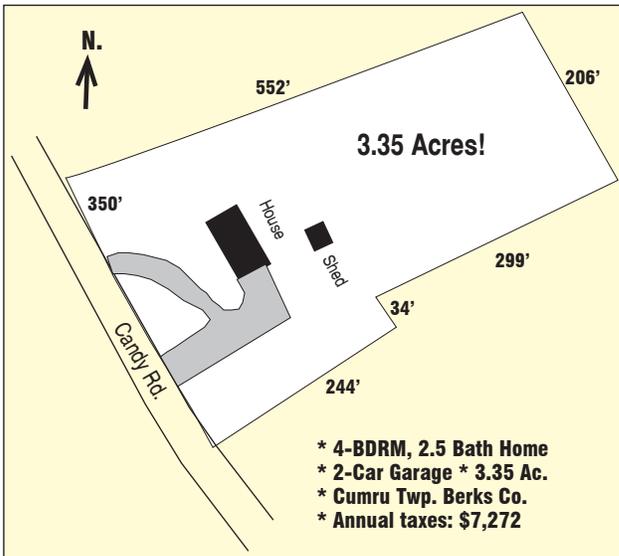


3,648 SQ. FT. ENGLISH TUDOR HOME

Located at 334 Candy Rd. Mohnton, Pa. Cumru Twp. Berks Co.

**DIRECTIONS:** From Bowmansville Rt. 625 (New Holland Rd.) follow Rt. 625 N. 9-mi. to right on Candy Rd. to home on left.

**REAL ESTATE:** Consists of a one-owner custom-built 3,648 sq. ft. brick & stone English Tudor style (1980) bi-level home w/2-car garage on a private wooded 3.35-acre tract! Main floor features an Oak cabinetry kitchen w/SS appliances; breakfast nook w/bay window; open to 12'x16' family room; 10'x16' formal dining room w/HW floor & patio door; 16'x22' living room w/HW floor, brick FP & patio door to rear 8'x20' porch; open foyer w/elegant curved staircase; full bath w/tile shower/tub; 3-bedrooms w/closets, primary bedroom has private full bath & double closets; lower level includes 4th bedroom; huge 600 sq. ft. rec room w/ brick FP & wet bar, patio access; powder room; laundry includes W & D; 2-car garage w/shop area; Geothermal hot water generator heat/central AC; water heater (3-yrs); on-site well & septic; annual taxes: \$7,272; 8'x12' exterior utility room w/Eaton 20KW aux LP generator; underground 500-gal LP tank; nice macadam circle drive & parking area; decorative stone paver walkway & retaining walls; 10'x16' utility shed w/concrete floor; private wooded 3.35-ac.lot!



**OPEN HOUSE: MAY 20 & 27 from 1-3 PM for info call/text auctioneer @ (717) 371-3333**

**TERMS:** 10% down day of sale, balance in 60-days. Attorney: Kling, Deibler & Glick (717) 354-7700.

**Note:** Outstanding spacious custom built home w/many valuable amenities, move-in ready condition! Home is situated on 3.35-wooded acres w/abundant wildlife; watch the deer from your patio! Seller has decided to downsize and is motivated to sell!

**1% Broker Participation Invited Contact Auctioneer**

**For photos & complete listing visit [www.martinandrutt.com](http://www.martinandrutt.com)**



KITCHEN & APPLIANCES



FORMAL LIVING ROOM W/FP



FORMAL DINING ROOM



MASTER BR & FULL BATH

**AUCTION BY:**  
**MARTIN & RUTT AUCTIONEERS**  
AY2189  
Michael J. Martin (717) 371-3333  
John J Rutt II (717) 587-8906



**AUCTION FOR:**  
**Yvonne D. Espig**