



(Adamstown/Mohnton Area)

PUBLIC AUCTION



**4-BDRM 2.5-BATH 2,164 Sq. Ft. 2-STORY COLONIAL * 1.08-ACRES!
ATTACHED 2-CAR GARAGE * DETACHED 24'x14' GARAGE/GAZEBO
THURSDAY, AUGUST 22, 2024 @ 6:30 PM**



BACKYARD POOL, DECK & PATIO AREA



4-BDRM 2.5-BATH COLONIAL * 1.08-AC.



2,164 SQ. FT. COLONIAL STYLE HOME

Located at 5009 Apple Ln. Mohnton, Pa. Brecknock Twp. Berks Co.

Directions: From Rt. 222/568 Adamstown take Rt. 568 E. to left on Deer Creek Rd. ½ mi. to right on Blimline Rd. to right on Apple Ln. to 2nd home on right.

REAL ESTATE: Consists of a 2,164 sq. ft. custom built (1986) 2-story brick & vinyl Colonial style home w/attached 2-car garage on a 1.08-acre lot! Main floor features a foyer w/open staircase & powder room; 14'x20' formal living room w/bay window; Oak cabinetry kitchen w/new quartz counter tops; SS appliances: fridge, range, microwave & DW; center island; tile flooring; breakfast nook & sit-up bar; 20'x14' family room w/built-in bookcases, brick LP fireplace & access to nice 10'x18' rear deck; 12'x16' formal dining room; upper level includes a large 24'x20' BR #4) w/vaulted ceiling & closets; BR #3) 12'x12' w/closet; full bath w/linen closet; BR #2) 12'x12' w/closet; BR #1) 20'x14' w/WIC & private full bath; daylight basement features a 14'x22' utility/laundry room w/washer & dryer; 14'x21' finished recreation room w/brick LP fireplace & rear patio access; unfinished 14'x20' exercise room w/nice workout equipment & TV; (new 50-yr shingle roof 2020); central AC/heat pump; on-site well & septic; annual taxes: \$6,945. **Outbuildings:** a 24'x14' 1-bay garage/gazebo combo building w/mini split AC/heat; 20KW whole house LP generator; buried 500 gallon LP tank; 8'x12' garden shed w/snow blower, chipper, chainsaw & garden tools included; above-ground 24' pool; nice macadam drive & parking area.

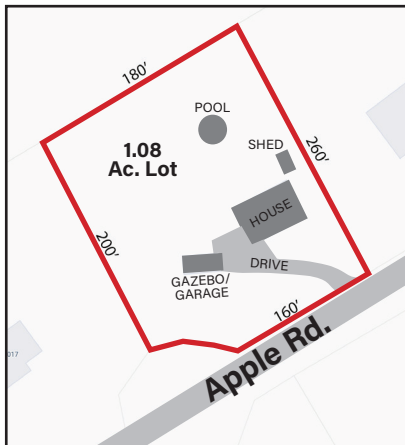
OPEN HOUSE: SAT. AUG. 3 & 10 FROM 1-3 PM for info call/text auctioneer @ (717) 371-3333.

Terms: 10% down day of sale, balance in 60-days. **Attorney:** Patrick Deibler (717) 354-7700

NOTE: Beautiful tastefully decorated 2-story home in absolute move in condition! Nice furnishings included in the auction. Quiet setting w/wooded border, spacious backyard w/inviting pool!

Broker Participation Invited * Contact Auctioneer (717) 371-3333

For Photos & Complete Listing Visit www.martinandrutt.com



AUCTION BY: Martin & Rutt
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AUCTION FOR:
Terrance A. &
Eileen A. Ferragame