



(Knauers/Mohnton Area Berks Co.)

PUBLIC AUCTION



8-BDRM 6-BATH 7,000 Sq. Ft. HISTORIC MANSION * 12.27-ACRES!
4-BAY CARRIAGE HOUSE w/3-BDRM APARTMENT * 736 Sq. Ft. POOL HOUSE

**** PROPERTY HAS PREVIOUSLY BEEN AN AIRBnB ****

THURSDAY, AUGUST 13, 2026 @ 6:30 PM



RESTORED 7,000 SQ. FT. 1,800'S HOME



8-BDRM 6-BATH HOME * 12.27-ACRE TRACT



4-BAY 3-BDRM CARRIAGE HOUSE APARTMENT

**** LIVE & ONLINE BIDDING AVAILABLE ****

Located at: 1-Windy Hill Ln. Mohnton, Pa. Cumru Twp. Berks Co.

DIRECTIONS: From Knauers take Rt. 625 N. to right on Candy Rd. to left on Chateau Dr. to 1-Windy Hill.

REAL ESTATE: consists of an historic 7,000 sq. ft. 3-story 1800's mansion, 8-bedrooms, 6-full baths, 3-½ baths; 4-bay 3-bdrm rental carriage house & former pool house on a private 12.27-acre tract! Main floor features a stately 30'x22' great room w/brick FP, pine paneled walls, random width softwood flooring; 20'x13 formal DR w/9' ceiling; 22'x11' kitchen w/white painted cabinetry, SS fridge, wall oven, stove-top; 2-DW's; 24'x13' sunroom w/cathedral ceiling, brick walls, ½ bath, patio access; 26'x21' pool table room w/stone FP & HW floors, butlers staircase; 18'x11' exercise room; (apartment area) 2nd kitchen w/appliances, laundry w/W&D vinyl flooring; impressive 3-story open foyer staircase w/1/2 bath; 2nd floor features a 20'x14' master suite w/private bath w/tile shower & jet tub; BR #2) 22'x12' w/3-closets; BR #3) 15'x14' w/private full bath, 9'ceilings; BR #4) 10'x11'; full bath; BR #5) 18'x12' w/HW floor; 10'x16' bonus room w/exposed stone walls; BR #6 17'x12' w/private bath; 3rd floor includes BR #7) 17'x14' w/2-closets & HW floors; 10'x16' nursery/office/library; full bath; BR #8) 20'x16' w/private bath (green tile); under-eave storage; cedar closet; basement has a 22'x13' utility room w/2-oil furnaces, walk-out access, wine cellar; 20'x17' wet bar w/stone FP, exposed beams & pine trim. **4-BAY CARRIAGE HOUSE:** features 3-bedrooms, 2-full baths; 22'x12' living room; 10'x11' kitchen w/appliances; mud room; rear deck; utility room w/oil furnace; 4-garage bays. **POOL HOUSE:** is a 736 sq. ft. frame & stucco 1-story structure former pool house w/garage/shop area. Onsite well & septic system, paved driveway & parking area, lush partially wooded setting w/springhouse & remnants of old brick kiln/mill.

OPEN HOUSE: SAT. JULY 25 & AUG. 1 FROM 1-3 PM For info call/text auctioneer @ (717) 371-3333.

TERMS: \$70,000 down day of sale, balance in 60-days. **Attorney:** Glick, Goodley, Deibler & Fanning LLP (717) 354-7700.

NOTE: Outstanding historic 1800's dwelling w/numerous additions; rich character & original trim throughout; deep window sills/stone walls; valuable rental carriage house apartment; private 12.27-partially wooded acres ideally set for hobby farmer, bring your favorite animals! Watch the abundant wildlife from numerous patios & decks! Previously operated as a profitable AirBnB!

FOR PHOTOS & DETAILED LISTING VISIT www.martinandrutt.com



30'X22' GREAT ROOM W/FP



26'X21' POOL TABLE ROOM W/FP



MASTER BATH W/TILE SHOWER & JET TUB



MAIN KITCHEN W/APPLIANCES

AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
Michael J. Martin (717) 371-3333
John J. Rutt II (717) 587-8906
Cameron J. Rutt (717)-875-6032



AUCTION FOR:
W. Scott Balestrier

More info on other side



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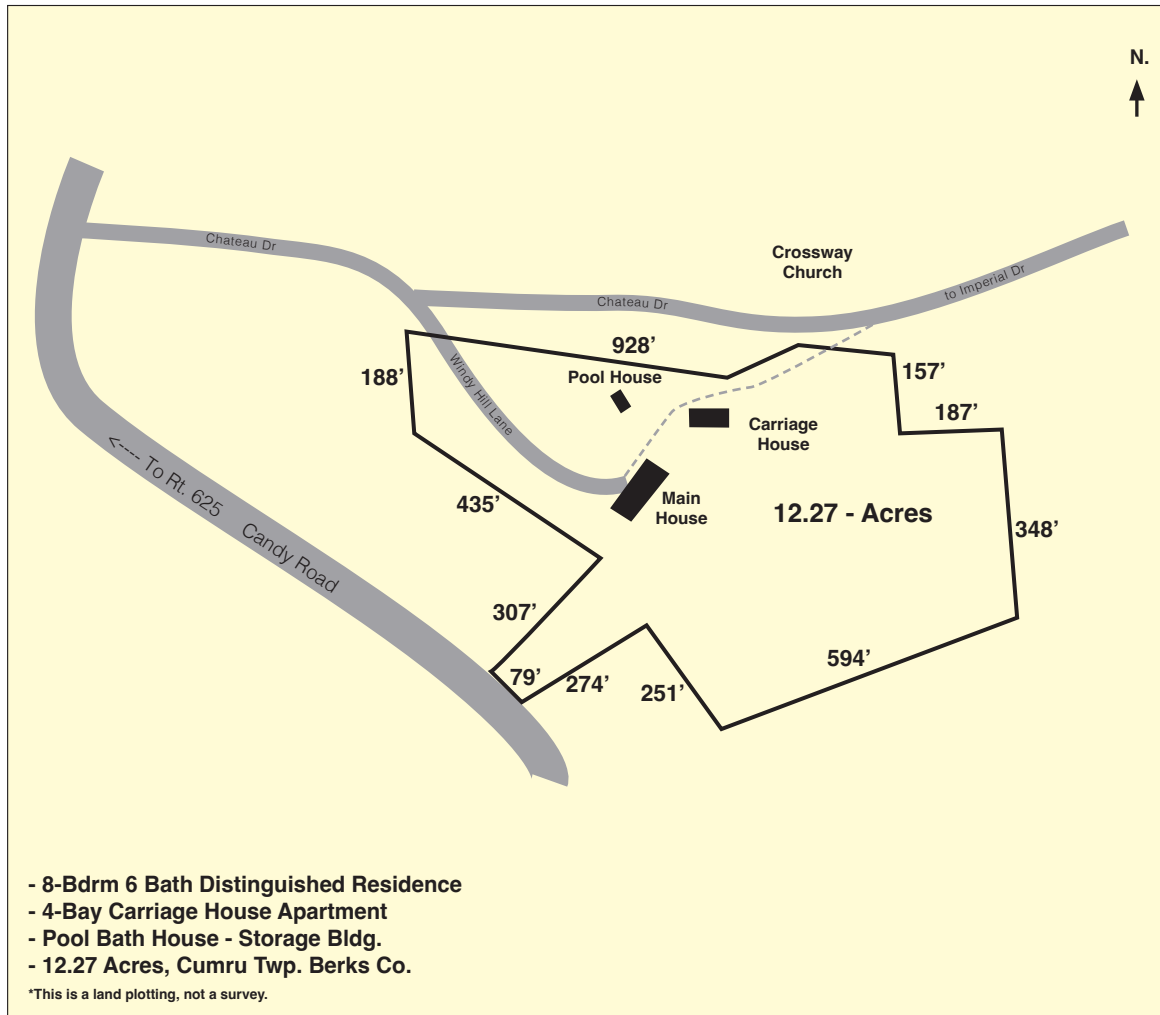
2ND DINING ROOM



2ND KITCHEN W/APPLIANCES



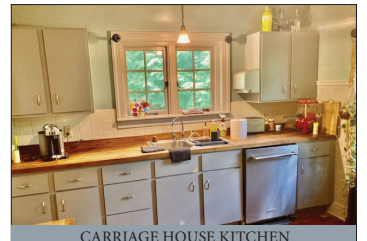
GRAND 3-STORY OPEN STAIRCASE



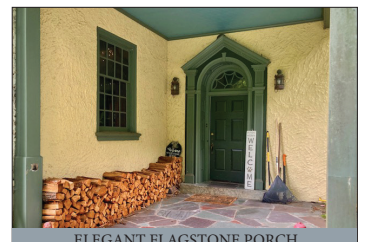
SUNROOM W/RUSTIC BRICK FLOOR



FORMAL DINING ROOM



CARRIAGE HOUSE KITCHEN



ELEGANT FLAGSTONE PORCH

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