(Bowmansville & Lauschtown Area)

HYBRID PUBLIC AUCTION

UPDATED BI-LEVEL w/ 3-BR * .34-ACRE LEVEL LOT
FINISHED BASEMENT * 2-CAR ATTACHED GARAGE
HUGE REAR DECK * READY TO MOVE-IN
THURSDAY NOV. 12, 2026 @ 4:00 PM


CLEAN UPDATED W/ 3-BEDROOMS

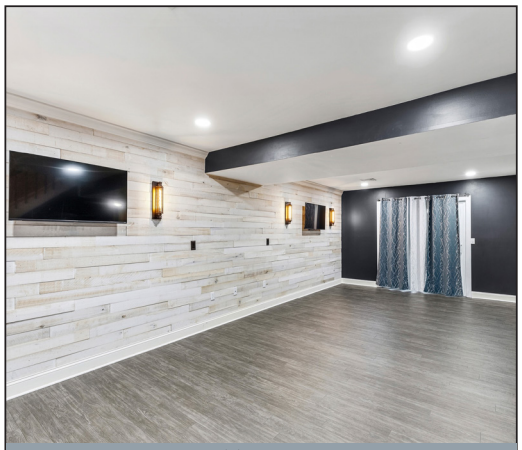

HUGE REAR DECK


MODERN KITCHEN

LOCATED AT: 164 Wheatland Dr. Denver (Bowmansville) PA.

DIRECTIONS: From Rt. 625 in Bowmansville, travel North on Rt. 625 to the edge of town and turn left on Wheatland Dr.

REAL ESTATE DETAILS: A clean & updated Bi-Level style house w/ approx. 1,662 sq. ft. of finished living area on .34-acre level lot. House was built in 1989, has many recent updates. House has eat-in kitchen w/ nice cabinetry, newer counter tops, all appliances (stainless steel), drink fridge & new flooring; front living room w/ new vinyl flooring, new window blinds & wall TV; huge rear reconditioned deck (sept-2026); primary bedroom w/ new vinyl flooring & closet; private entrance to full common area bathroom (Jack-Jill); bedroom #2 & #3 have new vinyl flooring & closet storage. Lower level has a living area w/ new vinyl flooring, accent wall, recess lighting; full bathroom w/ shower stall (2026) & second entrance from garage; laundry hook-up in closet w/ shelving; spacious 2-car garage w/ brand new epoxy flooring & insulated doors. Good roof (2012); electric service inspection (2026); radon mitigation system; hybrid elec. water heater; private well w/ UV-light, water softener; public sewer; newer "Train" XL-15i heat pump & A/C; Brecknock Township; Elanco Schools; taxes only $3,382.


BASEMENT LIVING ROOM

AUCTIONEER NOTE: More property updates include; new exterior siding (July-2026); beautiful new epoxy floor in the 2-car garage (Sept-2026); laundry appliances (2023); (5) wall mounted TV's; had outside lawn service. This beautiful home is located in a low-traffic community, ready for you to move-in.

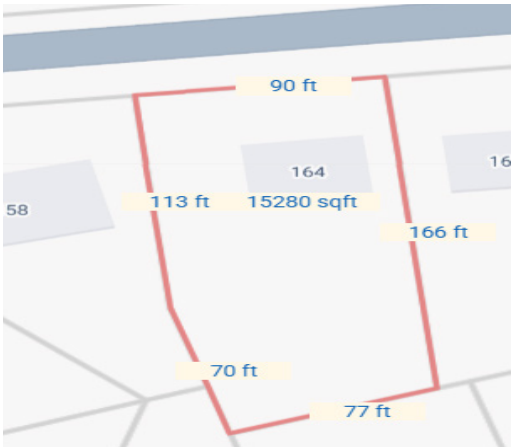
OPEN HOUSE DATES: Saturdays Oct. 31 & Nov. 7, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: $30,000 down payment the day of auction, balance in 45-days or before. This auction is being held under the terms provided by Attorneys Glick, Goodley, Deibler & Fanning 717-354-7700. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however the buyer is responsible to verify any/all written information.

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LAND PLOTTING

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