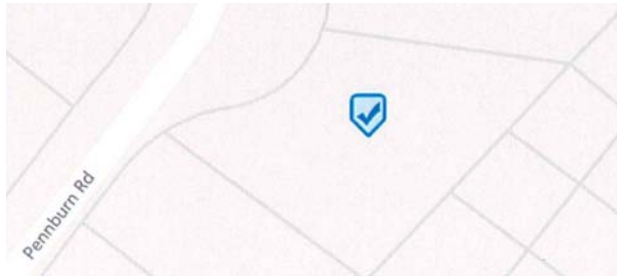


TAX MAP



★Antiques, Furniture & Appliances★

Softwood blanket chest w/orig. blue paint, (2) cedar chests, oak washstand, early rocker, gooseneck rocker, leather chair, recliner, sofas, plank bottom chair, round coffee table & other tables, 50's dinette table, 3 pc bedroom suite, single bed w/dresser, double bed, hospital bed, wardrobe, cedar chifferobe, drysink, chest of drawers, GE refrigerator, Whirlpool washer, Kenmore dryer & more.

★Old Clocks & Watches★

★Antiques, Collectables & HH Goods★

Seth Thomas, Ansonia & New Haven kitchen & mantle clocks, regulator wall clock, Elgin, Gruen & New Haven pocket watches, mens & ladies wrist watches, hat pins, camelback trunk, Bechtel's milk box, chain purse, cigar cutter, small coffee grinder, brass scales, Schmidt's beer clock, old typewriter, washtub, washboard, Purfex elec fan, Rayolamp, GWTW lamp, old Westinghouse heater, early Schwinn bike (nice), 40+ Hess trucks, other collector cars & trucks, asst pots, pans, dishes & more.

★Lawn/Garden & Tools★

Craftsman 15.5 HP Lawn Tractor w/bagger, Craftsman & Murray push mowers, reel mower, snow blower, Powerbuilt gas chipper. Elec wood chipper, weed eaters, hedge clippers, lawn roller, Craftsman blower, generator, (2) table saws, drill press, Craftsman air compressor, carpenters tool chest, bucksaw, chain hoist, alum & wood stepladders, asst elec cable, asst hand, power & lawn/garden tools & more.

★Guns★

Winchester Model 67 22 bolt action rifle, Marlin Model 60 22 long rifle, Ruger Mark 2 Target 22 long pistol, Taurus 22 cal revolver, Plainsman BB pistol, BB Pistols, Daisy Buck 400 shot repeater BB gun in box.

All guns sold in compliance with all State and Federal Laws.

PUBLIC AUCTION

VALUABLE MONTGOMERY CO. REAL ESTATE

**Multi-Level Home w/2 Attached
1 Bay Garages on a .47 Acre^{+/-} Lot
Antiques, Furniture, Appliances, Collectables,
Tools, Guns, Lawn/Garden & HH Goods**

124 Pennburn Road

Norristown PA 19403

Thursday, June 23, 2016 - 3:00 PM

*Real Estate Offered
at 6:00 pm*



*West Norriton Twp
Norristown Area Schools*

**BARR
DAVIS**
AUCTIONEERS, LLC
AY-002084

Barr/Davis Auctioneers, LLC
Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433
www.barrdavis.com

ADDRESS: 124 Pennburn Road, Norristown PA 19403

DATE: Thursday, June 23, 2016 at 3:00^{pm}
Real Estate Offered at 6:00^{pm}

OWNER: Arnold S., Dennis Lee & Linda R. Copenhafer

★FEATURES★

Well built split level home on a level .47+/- acre lot with mature trees & shrubs. Situated on a low traffic street with easy access to major routes. Seriously for sale – don't miss it!

★SPECIAL FEATURES★

Eat-in kitchen with maple cabinetry;
Hardwood floors in living, dining & 3 bedrooms;
Ceramic tiled full bath;
Wall A/C in main level bedroom;
Lighted bedroom closets throughout;
(2) Separate attached 1 car garages;
Basement crawl space & possible attic storage;
8'x14' Covered patio;
Storage barn with electric.

★PURCHASE PRICE INCLUDES ★

Electric Cooktop Electric Wall Oven
Storage Barn

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by July 29, 2016.

Buyer pays all Realty Transfer Taxes.

Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms.

★OPEN FOR INSPECTION★

Monday, May 16, 2016 from 4-6^{pm} &
Sunday, May 22, 2016 from 2-4^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt 363, take Egypt Road South to Left on W. Main Street, Right on Burnside Ave, Right on Palmer Dr which becomes Pennburn Rd to property straight ahead.

The information contained in this brochure is believed to be accurate.

STYLE: Multi-level

YEAR BUILT: 1957

LOT DESCR: .47+/- Acre

ZONING: Residential

TAX PARCEL: 63-00-06178-005

DEED REF: 5680-1823

LIVING AREA: 1,992+/- SF

TAXES: **YEAR: 2016**

\$4,382

School: Norristown Area

457

County: Montgomery

591

Municipal: W. Norriton Twp

\$5,430

TOTAL

4 Bedrooms 1 full & (2) ½ baths

ROOM	SIZE	LEVEL	COMMENT
LIVING	15x17	Main	WW Carpet/Hardwood
DINING	10x11	Main	WW Carpet/Hardwood
KITCHEN	9x11	Main	Vinyl Tile
FAMILY	9x18	Lower	Asphalt Tile
BEDROOM	12x15	Main	WW Carpet
BEDROOM	11x13	Upper	Hardwood
BEDROOM	10x12	Upper	Hardwood
BEDROOM	10x12	Upper	Hardwood

BATHS: ½ on main, ½ on lower, full on upper

LAUNDRY: & Mudroom on lower 7'x20'

HEATING: Electric baseboard

WATER HEATER: Electric

BASEMENT: Crawl space

GARAGE: (2) 1 Bay attached garages

WINDOWS: Insulated replacement

WATER: Public

SEWER: Public

ROOF: Shingle

The information contained in this brochure is believed to be accurate, but is not guaranteed.