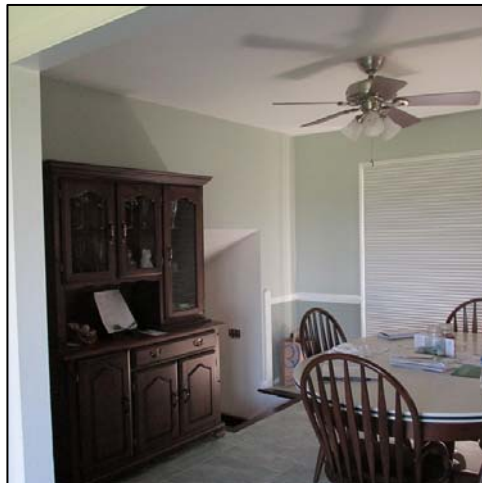


TAX MAP



PUBLIC AUCTION

VALUABLE BERKS CO. REAL ESTATE
**Upgraded Brick Split Level Home w/
Attached 2 Car Garage on 1.5 Acres^{+/-}
*Spectacular Panorama Farmland View***
485 Mill Rd, Morgantown PA 19543
Thursday, November 3, 2016 - 6:00 PM



*Caernarvon Twp
Twin Valley 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) 384-843-
www.barrdavis.com

ADDRESS: 485 Mill Road, Morgantown PA 19543

DATE: Thursday, November 3, 2016 · 6:00^{pm}

OWNER: Mary Riggins

★FEATURES★

Upgraded Brick Split Level Home w/Attached 2 Car Garage on a 1.5+/- Acre Landscaped Lot w/Spectacular Farmland Views.

Many Recent Upgrades & Special Features.

Seriously For Sale – Don't Miss It!

★SPECIAL FEATURES★

Rutt Custom Kitchen w/Corean Counters & Ceiling Fan/Lights;

Built-In Bookcases in Den/Office;

Brick Fireplace w/Propane Insert in Family Room;

Propane Unit Heater in Lower Level Rec Room;

Large Concrete Patio to Rear;

Lighted Closets & Master BR Cedar Closet.

★PURCHASE PRICE INCLUDES ★

Electric Oven/Range

Propane Fireplace Insert

Refrigerator

1,000 Gallon Propane Tank

Window A/C

Dining Room Table & Hutch

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by December 16, 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★

Wednesday, September 28, 2016 from 4-6^{pm} &

Sunday, October 2, 2016 from 2-4^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt 10 and Rt 23 at the Windmill Restaurant, take Rt 23 E approx ¾ mile to Right on Mill Road. Property approx 1.5 miles.

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

STYLE: Split Level

YEAR BUILT: 1970+/-

LOT DESCR: 1.5+/- Acres

ZONING: R-1 Residential

TAX PARCEL: 35-5229-00-48-3849

DEED REF: 3237-215

LIVING AREA: 1,976+/- SF plus lower level

TAXES: **YEAR: 2016**

\$3,547

School: Twin Valley

977

County: Berks

329

Municipal: Caernarvon Twp

\$4,854

TOTAL

3 Bedrooms · 1½ bath

ROOM	SIZE	LEVEL	COMMENT
LIVING RM	12x21	Main	WW Carpet
FAMILY RM	12x15	Mid	Ceramic Laminate
KIT/DINING	11x22	Main	Ceramic Laminate
REC ROOM	17x21	Lower	WWCarpet
DEN/OFFICE	8x13	Mid	WWCarpet
BEDROOM	12x13	Upper	WWCarpet
BEDROOM	9x11	Upper	WWCarpet
BEDROOM	8x10	Upper	WWCarpet

BATHS: ½ on mid, full on upper

LAUNDRY: Room on lower level

HEATING: Electric ceiling cable

WATER HEATER: Electric

BASEMENT: Lower level

GARAGE: 2 car attached w/electric opener

WINDOWS/DOORS: Insulated replacement

WATER: On site well

SEWER: On site septic

ROOF: Shingle

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