



HESS
AUCTION GROUP

Public Auction

REAL ESTATE
PERSONAL PROPERTY

3 ACRE KIRKWOOD HOME WITH COUNTRY VIEWS



Saturday, July 11, 2020

Personal Property 9AM • 12PM Real Estate

2540 NOBLE RD.

KIRKWOOD, PA 17536

This secluded 3-acre property is surrounded by beautiful country-side views. The first floor of the home hosts a living room, study, family room, kitchen, dining area, master bedroom & master bath, laundry room, and full bath. The second floor boasts 2 bedrooms, full bath, and access to attic which could be used for storage or possible 4th bedroom. The large, daylight basement features a living space with coal stove, shuffleboard court, indoor quilt/horseshoe pit & exterior access. Additional amenities include rear wood deck with built-in benches perfect for taking in the gorgeous scenery, attached oversized 2-car garage, and storage shed.

**By Appointment: Sat. June 27, 1pm-3pm
& Mon. June 29, 5pm-6:30pm**

Auction for: Isaac Hostetter Est.
Attorney: Blakinger & Thomas

*Please Call To Schedule Your Time Slot.
Limit 2 People Per Showing. Masks Mandatory.*

For information about financing call 717-664-5238

AUCTIONEER'S NOTE: SETTLING AN ESTATE

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM
AY000253L



Type: Cape Cod
Construction: Frame
Exterior: Brick, Vinyl
Roof: Asphalt
Garage: Attached 2 Car w/ Opener
Square Footage: 1,896sq. ft. Above Grade
Lot Size: 3.5 acres
Year Built: 1990

Heating/Cooling: Oil Forced Air/Central AC
Flooring: Carpet, Vinyl
Water/Sewer: Private, Electric Hot Water Heater
Zoning: Agricultural
Taxes: \$4,605
School District: Solanco SD
Township: Little Britain Twp

First Floor:

Living Room: 18'3" x 13'10", Carpet
Study: 11'8" x 14'1", Carpet, Chair rail, Built-in Desks and Shelves
Family Room: 13'10" x 12'4". Carpet, Chair rail, Patio Door to Rear Deck
Kitchen: 14' x 10'3", Peninsula, Dishwasher, Microwave, Pantry Cabinet, Vinyl
Dining Area: 13'11" x 10'3", Built-ins, Vinyl/Carpet
Master Bedroom: 14'6" x 17'7", Carpet, His/Hers Closets
Master Bath: 8'5" x 8'10", Double Sink, Tub/Shower Combination, Linen Closet, Vinyl
Laundry: 14'10" x 6'10", Laundry Sink, Storage Closets, Access to Screened in Porch, Vinyl
Bath: 6' x 8'7", Shower, Linen Closet, Vinyl

Second Floor:

Bedroom 2: 16' x 14'7". Built-in Desk, Walk-in Closet, Window Seat, Carpet, Private Access to bath
Bedroom 3: 15'1" x 10'10", Walk-in Closet, Built-in Desk/Cabinetry, Carpet
Bath: 14'5" x 6'11", Tub/Shower Combination, Linen, Vinyl
Attic Storage: Potential 4th Bedroom

Lower Level:

Large Daylight Walk-out Basement, 28'10" x 21'2", 28'8" x 14'10", Brick Hearth with Coal Stove, Carpet, Rough in Plumbing for Sink
Shuffleboard Court
Indoor Quoit/Horseshoe Pits
Cold Cellar with Sump Pump

Exterior:

Rear Wood Deck with Built-in Benches
Storage Shed

All Measurements are Approximate



Personal property:

1999 Dodge ram 1500 Alice Chalmers WD (early Restoration) Alice Chalmers two row corn planter
Lawn & garden: Yamaha golf cart (gas) , Two Cub Cadet lawnmowers GT 1222 (46in deck) & GT1554 VT (54in deck) 8ft utility trailer, Troy built horse rear tine Rototiller, Garden sprayer, craftsman power tools, craftsman 10in bandsaw, craftsman table top drill press, craftsman bench grinder, Master mechanic table saw, & many more items too numerous to mention, General tools, Early spring chairs, porch swing, Garden seeder, craftsman 2500 psi pressure washer, lg. step ladder; **Antiques & Collectibles:** 2 early mantel clocks, hand crafted wooden train set, Samsung flat screen TV, quilts/textiles, early bottles incl. 3 Hostetter bitters bottles, 2-tone jug crock, contemporary carnival glass, decorative porcelain, pictures & prints, early braided rugs, toys, models & games, baskets, primitive farm related items incl. pulleys, Implement wrenches, sausage stuffer, hay caddies, Milk cans; etc. pink depression, Pyrex, & other early kitchen wares, Lanterns, lg. early runner sled; **Furniture:** contemporary sofa w/ recliners, green painted blanket chest, oversized recliner, soft wood dry sink, 3pc cherry BRM suit, clothes tree, child's Rocker, oak washstand & small table, 2pc living room suit, unusual plant stand, spinet style winter piano, mahogany drum table, misc. side chairs, ball & claw foot piano stool, early arrow back deacons bench, steamer trunk

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