

10.3 ACRE SOLANCO/STRASBURG AREA RESTORED FARMHOUSE

Thurs. May 23, 2024
6pm Real Estate
Personal Property To Follow

523 PUMPING STATION RD.
KIRKWOOD, PA 17536

This extremely well designed and maintained home makes great use of historical charm and architectural details. The 10 wooded acres provide unique spaces for outdoor living including a quaint gazebo and woodland trails. **Also included is 1,200 square feet timber frame 2 story building** currently used as a workshop and art studio, providing excellent opportunity for creative space.

The Circa 1790 farmhouse boasts a family room/first floor office, eat-in kitchen with walk-in fireplace, formal dining room, living room, full bathroom and utility room on the first floor. **The second floor** features three bedrooms including a master bedroom with en-suite and outside entrance, laundry area, and full bathroom. **The third floor** offers a fourth bedroom and home office. **Additional amenities** include pine flooring throughout most of the house, 6 fireplaces, a detached 2-car garage, and beautiful landscaping with stone pathways and stone walls original to the property.



Open Houses: Sat. May 11, 10am-12pm
& Mon. May 13, 5-6:30pm
Or Call For An Appointment



FEATURES



4 BEDROOMS



2ND 1200SQ. FT. BUILDING



BEAUTIFUL LANDSCAPING

Auction for: Kathleen & Brian Cunfer
Attorney: Jay Clark

LEAD AUCTIONEER: John M.Hess



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

Type: Two-Story
Construction: Masonry
Exterior: Stucco on Brick
Roof: Composite Shingle
Garage: Detached 2-Car Garage
Square Footage: 2,871sq. ft.
Lot Size: 10.33 acres
Year Built: 1790

Heating/Cooling: Gas/Electric Heat, Woodstove
Water/Sewer: Public Water / On-Site Septic
Zoning: Conservation, Agricultural
Taxes:
School District: Solanco SD
Township: Colerain Twp.

Main Floor

Family Room/First Floor Office, 27'6 x 11'4
Eat in Kitchen with walk in fireplace, 15'9 x 19'2
Formal Dining Room, 16'6 x 13'6
Living Room, 18'8 x 11'4
Full Bathroom, 2'7 x 5'3, shower
Walk in Utility room

Second Floor

Master Bedroom, 22'2 x 24'9, closet, outside entrance
Master Bath, 7'7 x 11'5
Bedroom, 10'7 x 14'11, closet
Bedroom, 8'4 x 14'2
Laundry Area, 14'4 x 8'
Full Bathroom, 11'7 x 10'4

Third Floor

Office, 9'2 x 14'2
Bedroom, 14'5 x 15'2

Additional Details:

Entire home is pine flooring with the exception of the kitchen and first floor 1/2 bath which are brick

6 Fireplaces

Detached 2 car garage

Beautifully landscaped with stone pathways and walls made with stone original to the property



All Measurements Are Approximate

For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 60 days. Announcements made on day of sale take precedence over advertised information.

LENDERS

Chris Karshin
Fulton Bank
717-682-0693
CKarshin@fultonmortgag
ecompany.com

Dwight Rohrer
Bank of Bird-In-Hand
717-572-1492
drohrer@bihbank.com

Megan Livengood
Bank of Bird-In-Hand
717-929-2208
mliven-
good@bihbank.com

Marvin Charles
Farm Credit
717-368-7387
mcharles@horizonfc.com

Dale Hershey
Univest
717-519-7077
hersheyd@univest.net

Jason R. Landis
First Citizens Community
Bank
717-575-7435
jrlandis@myfccb.com

Josh Housekeeper
Ephrata National Bank
717-738-5473
agdept@epnb.com

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