



bright MLS



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113 Horseshoe Lane
North Wales, PA 19454

Auction November 22nd at 4pm
Live in North Wales and Online
Registration begins at 3pm

Open Houses:

Thursday, November 3rd
10:00 AM – 12:00 PM

Tuesday, November 15th
2:00 PM – 4:00 PM



501 Fairgrounds Road, Hatfield, PA 19440
215.393.3000 | alderferauction.com

ABOUT THE PROPERTY:

Built in the 1800's, this three-story Colonial Stone Farmhouse is nestled among a community of homes, near desirable main roads of Route 202 and County Line Road, makes it conveniently accessible to Doylestown, Abington and the Mainline areas. The home awaits its new ambitious owner to add personal touches and continue the restoration vision. The vision starts with the stately front entrance and foyer. The foyer leads to the "centerpiece" of the living room, one of six fireplaces, several built with the famous Mercer tile and Continue picturing, twenty-three-inch stone walls, deep-sill windows, high 9' ceilings on all three floors, and wood burning and gas fireplaces scattered throughout the home's interior. Speaking of character, space and warmth, this home boasts plenty of living space totaling 11 rooms! Roam the 6 large bedrooms with 3 1/2 renovated baths and a large dining area with yet another cozy brick gas fireplace. View the first-floor features of random width, pegged oak floors all throughout the living room, kitchen, formal dining room and den/study. Within eyesight you can see the Mercer tiled corner fireplace in the quaint country kitchen surrounded by exposed wooden beams. The kitchen boasts, not one, but two pantries and a 6-burner Five-Star gas stove. Keep envisioning the possibilities as you stroll up the wide staircase to the second floor. The second floor is as spacious as the first floor. It shows, 4 well lighted, spacious bedrooms with newly renovated bathrooms. Where is the next fireplace you may ask? The next corner Mercer tiled fireplace is in the master bedroom alongside a walk-in cedar closet and tiled full bath. Wait there is more! The third-floor features added living space, for a home office, bedrooms, and storage. And let's not forget the red pine floors on both the 2nd and 3rd levels. This 18th century house is full of modern conveniences – dual-zoned heating and air conditioning system throughout the 3 stories, renovated bathrooms, 200-amp electrical service with overhead lighting and wall outlets with cable access. The appeal of a wraparound flagstone porch, landscaped with magnificent flower beds and mature shade trees, completes the vision of owning this charming, spacious, and warm 18th century home.

Virtual Tour Available at www.AlderferAuction.com

PROPERTY DETAILS:

Property address: 113 Horseshoe Lane, North Wales, PA 19454
County: Montgomery, PA
Municipality: Montgomery Township
High School District: North Penn
Tax ID Number: 46-00-01681-863
Annual Tax (Est): \$6,139
Acres: 0.4
Stories/Design: 3
Year built: 1700s
Above grade finished sq. ft: 2,652
Bedrooms: 6
Baths: 3.5
Basement type: unfinished
Heat fuel: gas, propane
Water: public
Sewer: public
Land Use: 1011 Res



Historical Home
AUCTION

TERMS AND CONDITIONS

- Bidding opens at \$325,000
- Buyer's Premium: 10% will be added to the hammer price to render the final sale price of the home.
- The winning bidder will hand deliver the \$15,000 deposit in certified funds or cash at time of auction.
- Settlement on or before December 30, 2022.
- Broker Participation Welcome. We pay Buyer's Agents.



Contact Sherry Russell Auction | Appraisal | Downsizing | Real Estate

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