



1272 Alexander Drive  
Hatfield, PA 19440



**Auction January 10th at 4pm**  
Live in Hatfield and Online  
Registration begins at 3pm

**Open Houses:**

Thursday, December 17th  
10:00 AM – 12:00 PM

Tuesday, December 27th  
2:00 PM – 4:00 PM

Tuesday, January 3rd  
2:00PM – 4:00PM



## ABOUT THE PROPERTY:

Welcome to 1272 Alexander Drive! A rare opportunity to own this stately, brick front Pennfield Manor home offered for the first time from the original owners. You will be warmly greeted as you enter from quiet Alexander Drive. The first floor features a living room with floor to ceiling windows, dining room, large eat-in kitchen that overlooks the back yard, and family room with Pella sliding doors that lead to the rear patio with awning. The second floor contains three bedrooms and a full bath accessible from the hall or the main bedroom. The main bedroom features a vaulted ceiling with ceiling fan, a private vanity area and walk-in closet. The large yard with storage shed is perfect for pets and entertaining, and gardeners will love the attached greenhouse and vegetable garden that awaits the spring planting season! All windows have been replaced and all major systems maintained. The 2 car garage has upgraded 9' wide doors. The neighborhood is conveniently located to parks, walking trails, shopping centers and major arteries. Historical Montgomery and Bucks Counties and all they have to offer is at your fingertips!

Virtual Tour Available at [www.AlderferAuction.com](http://www.AlderferAuction.com)

## PROPERTY DETAILS:

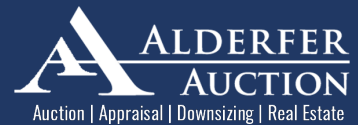
Property Address: 1272 Alexander Drive, Hatfield, PA 19440  
County: Montgomery, PA  
Municipality: Hatfield Township  
High School District: North Penn  
Tax ID Number: 35-00-00030-286  
Annual Tax (Est): \$5,419  
Acres: 0.46  
Stories/Design: 2  
Year built: 1991  
Above grade finished sq. ft: 1,680  
Bedrooms: 3  
Baths: 1.5  
Basement type: full, unfinished  
Heat fuel: gas  
Water: public  
Sewer: public  
Land Use: 1101 Res.: 1 Fam



**AUCTION**

## TERMS AND CONDITIONS

- Sells at or above \$300,000
- Buyer's Premium: 7% will be added to the hammer price to render the final sale price of the home.
- Deposit of \$15,000 cash or certified funds payable to Alderfer Auction required for auction registration.
- Settlement on or before February 21, 2023.
- Broker Participation Welcome. We pay Buyer's Agents.



Contact Jill Kaercher

 215-896-1294

 501 Fairgrounds Rd, Hatfield PA 19440

 [jill@alderferauction.com](mailto:jill@alderferauction.com)

 [www.alderferauction.com](http://www.alderferauction.com)