



1248 Waller Drive
Huntingdon Valley, PA 19006

Auction February 9th at 4pm
Live in Huntingdon Valley and Online
Registration begins at 3pm

Open Houses:

Tuesday, January 17th
2:00 PM – 4:00 PM

Thursday, February 2nd
10:00 AM – 12:00 PM



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

ABOUT THE PROPERTY:

Magnificent contemporary ranch style home with white brick exterior owned and lovingly maintained by the same family since 1972. A Lower Moreland Township gem, this sprawling 3,300 square foot home features a custom Rosewood accent wall in the expansive foyer, open floor plan, fireplaces in both living areas, window lined sunroom, main bedroom suite with floor to ceiling windows, three additional bedrooms, three and one half baths, in-ground pool, professional landscaping, full basement, two car garage and Generac generator. The perfect home both for entertaining and for quiet days poolside with a book. Located in a tranquil, established neighborhood in close proximity to shopping, restaurants, schools, parks and major arteries. A rare opportunity to make this classic house your home.

Virtual Tour Available at www.AlderferAuction.com

PROPERTY DETAILS:

Property Address: 1248 Waller Drive, Huntingdon Valley, PA 19006
County: Montgomery, PA
Municipality: Lower Moreland Township
High School District: Lower Moreland
Tax ID Number: 41-00-09313-006
Annual Tax (Est): \$13,777
Acres: 0.88
Stories/Design: 1
Year built: 1972
Above grade finished sq. ft: 3,300
Bedrooms: 4
Baths: 3.5
Basement type: unfinished
Heat fuel: gas
Water: public
Sewer: public
Land Use: 1101 Res.: 1 Fam

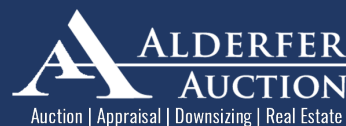


AUCTION

TERMS AND CONDITIONS

- Sells at or above \$500,000
- Buyer's Premium: 10% will be added to the hammer price to render the final sale price of the home.
- Deposit of \$20,000 cash or certified funds payable to Alderfer Auction required for auction registration.
- Settlement on or before March 24, 2023.
- Broker Participation Welcome. We pay Buyer's Agents.

Contact Jill Kaercher



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