



RANCH HOME ON 5.23 ACRES IN SALFORD TOWNSHIP

LOCATED WITHIN THE SOUDERTON AREA SCHOOL DISTRICT
FOR SALE BY AUCTION

Thursday, July 18th at 4:00 PM

MLS#: PAMC2108130



A HOME THAT OFFERS A LIFESTYLE OF COMFORT AND SPACE

This captivating ranch home on 5.23 acres in Salford Township offers a lifestyle of comfort, space and endless possibilities. The private driveway leads to an open venue, lined with mature woods and a babbling creek that will provide endless outside experiences. Three (with potential of two more) bedrooms offer flexibility for families of all sizes. Step outside to the backyard, complete with an in-ground pool for a lap or two, a gazebo for reading or a stroll in the woods, listening to the birds and enjoying the wildlife. The three-car detached garage provides ample parking, with additional storage space.

An additional 15+ acres adjoining the property will be auctioned separately providing the potential to expand your private domain.

HOME SPECIFICATIONS



3- Car
Detached
Garage



3 bedrooms
with potential of
two more



2 bathrooms

Sherry Russell, Realtor
Sherry@AlderferAuction.com
215-378-1251

Member of PAA





The heart of this home features a Great Room with a stone fireplace, warm wood accents and a bay window that bathes the room in natural light. The size of the room allows for added ideas of a pool table, bar area, puzzle table or reading kook. The adjoining formal dining and living rooms are ideal for entertaining, while the kitchen is well-equipped, featuring a double oven, branded appliances and plenty of workspace with wrap-around countertops.

A sunny breakfast nook, with a walkout to a charming cobblestone patio creates a perfect spot for morning coffee and casual meals. The nook also showcases a propane stove to stay cozy during the winter months.

Three (plus two) bedrooms offering flexibility for families of all sizes, with 3 on the main floor and 2 finished attic bedrooms. The attic area could double for office space, game room or a bonus living area.

The partially finished basement is a haven for practicality with a ground-level garage door, perfect for lawnmowers, equipment and ATVs. A laundry area, additional storage space and mechanicals complete the lower level.

Step outside to the backyard, complete with an in-ground pool for a lap or two, a gazebo for reading or a stroll in the woods, listening to the birds and enjoying the wildlife. The three-car detached garage provides ample parking, with additional storage space. Sheds and outdoor buildings are located throughout the property for added convenience.

View more photos, videos and information by visiting our listing at alderferauction.com

AUCTION: JULY 18th at 4:00 PM
Sells At Or Above \$550,000
Plus Buyer's Premium

OPEN HOUSES

Tuesday, June 25, 2024
from 4:00 – 6:00 PM

Thursday, July 11, 2024
from 4:00 – 6:00 PM

Broker Participation Welcome
Realtor Showings Available Through
ShowingTime.



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