



**2505 Tirjan Avenue, Quakertown, PA 18951**

**PUBLIC AUCTION – REAL ESTATE  
& PERSONAL PROPERTY  
HELD ON PREMISES**

**2505 Tirjan Avenue  
Quakertown, Milford Twp.,  
Bucks County, PA 18951  
Single Family 2 Story House, 3 Bedrooms,  
2 ½ Bathrooms, Attached Garage,  
Corner Lot**

**Thursday, July 18, 2024 @ 4:00 PM  
Real Estate Offered at 6:00 PM**

For the Estate of William C. Heasom, Dec'd.  
Ordered by Dianne C. Magee, Personal Representative

**Real Estate OPEN HOUSES:**  
Sunday, June 30 from 1-4 PM  
Tuesday, July 9 from 4-7 PM  
Thursday, July 11 from 4-7 PM

**NOTE: Personal Property Items Begin @ 4:00 PM  
Woodworking Machine Tools, Other  
Power Equipment, Hand Tools,  
Household Items, Etc.**

Municipality: Milford Twp.  
County: Bucks  
School District: Quakertown Community  
Improvements: Single family 2 story house,  
w/lower level style family room/den &  
laundry room, 3 bedrooms,  
2 1/2 bathrooms w/attached 2 car garage

Roof: Asphalt Shingle  
Electric: 200 AMP; Circuit Breaker Panel  
Heat: Electric Baseboard  
Central Air: No  
Water: On-Site Well  
Septic: On-Site

Year Built: ca. 1970  
Lot Size: approx. .73 +/- acres  
Parcel No.: 23-002-111-001  
Deed Book: 1005 / Page No.: 0761  
Zoning: R - Residential  
Land Use Code: 1001 - Conventional

Approx. Total Taxes: \$6,788.44  
County: \$ 865.30  
School: \$5,855.14  
Municipal: \$ 68.00

**Construction:** Single family 2 story house: **Interior:** 3 bedrooms, 2 ½ bathrooms, living room, dining room, unfinished kitchen, unfinished family room/den w/brick fireplace, basement w/cinder block foundation walls;  
**Exterior:** aluminum "clapboard" siding, painted wooden fascia & soffits w/screened vents, double hung windows, front bay picture window, vinyl louvered shutters, gray brick facing at front door area & side of garage, front entry concrete landing, rear sliding glass door entry, chimney w/stucco finish, attached 2 car garage w/overhead doors;  
**Approx.** 2,209 total square feet of living area.

**FIRST FLOOR**

Unfinished Kitchen – 11'4" x 16'8"  
Dining Room – 11'5" x 12'4"  
Living Room – 13'2" x 20'  
Hallway – 3'2" x 13'1"

**SECOND FLOOR**

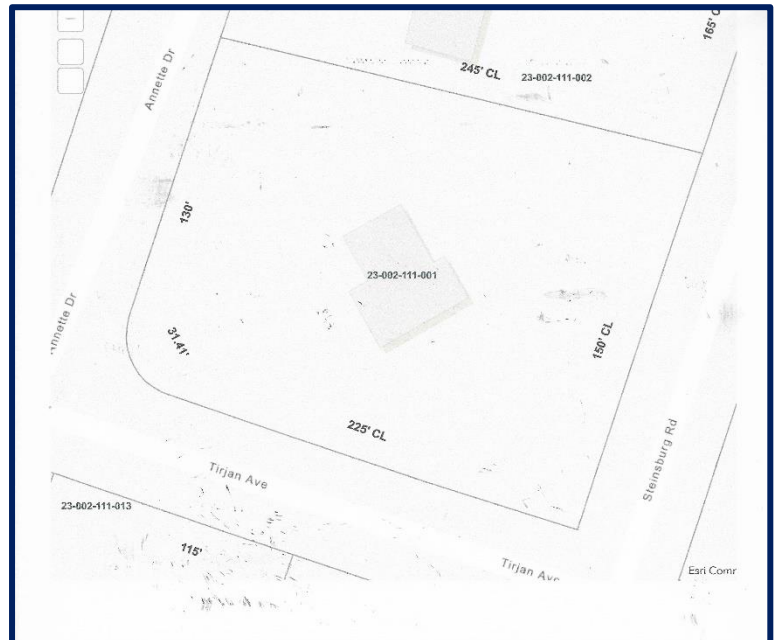
Front Bedroom (by stairway) – 11'8" x 13'5"  
Second Front Bedroom – 11'8" x 12'3"  
Main Bedroom – 12' x 17'1"  
Main Bedroom Bath – 6'5" x 7'8"  
Full Bath (top of stairway) – 5' x 8'11"  
Hallway – 3' x 17'2"

**LOWER LEVEL** (off kitchen)

Unfinished Family Room/Den – 13'1" x 19'7"  
Unfinished Powder Room – 5' square  
Unfinished Laundry Room – 5' x 10'9"

**BASEMENT** – approx. 24' x 28'

**GARAGE** – 19'6" x 20'3"





**REMARKS:**

**Interior:** drywall throughout first & second floors, electric baseboard heat, well water operational (**plumbing fixtures currently not hooked up**), electric service operational

**First Floor:**

- . Unfinished kitchen: original cabinetry, appliances & countertops, tile flooring, ceiling in poor condition
- . Dining room: ceiling fixture, hardwood flooring, obsolete wall mounted air-conditioning unit
- . Front entry w/hallway to kitchen: ceiling fixture, tile flooring, 2 coat closets, staircase w/decorative iron handrail

**Lower Level Off Kitchen:**

- . Unfinished family room/den: brick fireplace, concrete floor, sliding glass door to rear patio, unfinished powder room, unfinished laundry room

**Second Floor:**

- . Front bedroom by staircase: hardwood flooring, clothes closet w/sliding doors
- . Second front bedroom: hardwood flooring, clothes closet w/sliding doors
- . Main bedroom w/bath: old shag carpeting over sub-flooring, 2 clothes closets w/louvered doors, obsolete wall mounted air-conditioning unit, full bathroom w/shower stall (**rough condition**), vanity, single basin sink, tile shower w/sliding doors, ceramic tile floor
- . Full bathroom (top of staircase): pedestal sink, older cast iron tub/shower, partial ceramic tile walls & floor (**rough condition**)
- . Hallway: clothes closet, linen closet, old shag carpeting, access to attic crawl space through closet

**Basement:** cinder block foundation walls, concrete floor, pull out windows, wooden shelving, staircase to kitchen; **Systems:** Updated 200 AMP circuit breaker panel, separate fuse box/switch for water pump, Whirlpool 30-gallon electric hot water heater installed February 2013, Kenmore Captive water tank-approx. 36 gallons, water filtration tank & control installed June 2014- currently not hooked up, submersible sump **NOTE: Plumbing needs to be updated & reconnected**

**Exterior:**

- . 2 car garage w/overhead doors, overhead crawl space
- . Front door concrete landing, gray brick facing front door area & side of garage, asphalt shingle roof, aluminum "clapboard" siding, wood painted fascia & soffits w/screened vents, double hung windows, front bay picture window, vinyl louvered shutters, rear sliding glass door entry, chimney w/stucco finish, 2 aluminum overhead garage doors; rear concrete patio, brick walkways, macadam driveway w/pull-off, numerous mature trees, corner lot

**Property Sells AS IS WHERE IS without contingencies.  
House will require significant interior renovation & plumbing work.**

**Terms: \* 3% Buyer's Premium \* Total Deposit Day of Sale 10% applied as follows: \$10,000 Guaranteed Funds in certified funds OR official bank check (made payable to yourself) OR bank letter of guaranteed funds is required to register to bid at the time of the auction and will be credited towards the 10% total deposit. The remaining balance of the total 10% can be paid by personal check \***

**Auction subject to Estate's Personal Representative's confirmation of the highest bid received \* Settlement 60 days \* Broker Participation Offered**

**Visitors entering the property will be required to sign a Liability Waiver.**

**The information herein was obtained from reliable sources and is for advertising purposes only. Accuracy cannot be guaranteed.**



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