



**Jackie Rhoads**  
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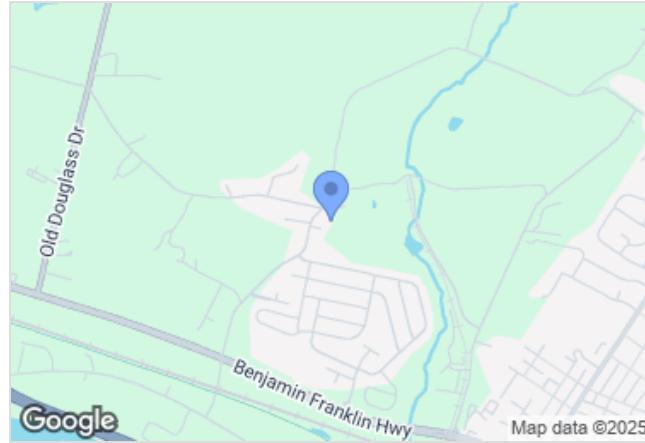
## Agent Full

**131 Squirrel Hollow Rd, Douglassville, PA 19518**

**Active**

**Residential**

**\$574,900**



MLS #: PABK2060568  
Tax ID #: 41-5374-00-22-4538  
Ownership Interest: Fee Simple  
Structure Type: Detached  
Levels/Stories: 1.5  
Waterfront: No  
Garage: Yes

Beds: 3  
Baths: 1  
Above Grade Fin SQFT: 1,103 / Estimated  
Assessor AbvGrd Fin SQFT: 0  
Price / Sq Ft: 521.21  
Year Built: 1945  
Style: Cape Cod  
Central Air: No  
Basement: Yes

### Location

County: Berks, PA  
MLS Area: Douglas Twp - Berks County (10241)  
Subdiv / Neigh: NONE AVAILABLE

School District: [Boyertown Area](#)

### Taxes and Assessment

Tax Annual Amt / Year: \$5,962 / 2025  
School Tax: \$4,177  
County Tax: \$1,186 / Annually  
City/Town Tax: \$599 / Annually  
Clean Green Assess: No  
Municipal Trash: No  
Zoning: GI  
Zoning Description: General Industrial

Tax Assessed Value: \$131,600 / 2025  
Imprv. Assessed Value: \$50,500  
Land Assessed Value: \$81,100  
Land Use Code: 4280  
Block/Lot: 22 / 4538

### Rooms

Bedroom 3: Upper 1 27 x 15  
Kitchen: Main 12 x 12  
Living Room: Main 12 x 15  
Mud Room: Main 8 x 7  
Primary Bedroom: Main 12 x 11  
Bedroom 2: Main 12 x 11  
Bathroom 1: Main 9 x 6  
Basement: Lower 1

	<b>Bed</b>	<b>Bath</b>
Main	2	1 Full
Upper 1	1	

### Building Info

Above Grade Fin SQFT: 1,103 / Estimated  
Total Fin SQFT: 1,103 / Estimated  
Total SQFT: 1,103 / Estimated  
Foundation Details: Block  
Basement Type: Full, Unfinished

Construction Materials: Stucco

### Lot

Lot Acres / SQFT: 2.75a / 119790sf / Estimated

Lot Size Dimensions: 0.00 x 0.00

### Parking

Detached Garage - # of Spaces

10

Features: Detached Garage, Driveway, Parking Lot, Garage Door Opener, Garage - Side Entry, Oversized Garage

**Total Parking Spaces**

10

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Garage SqFt 2,025 Asphalt Driveway

**Interior Features**

Interior Features: No Fireplace; Accessibility Features: None; Basement Laundry

**Exterior Features**

Exterior Features: Patio(s); Pool: No Pool; Other Structures: 2nd Garage, Garage(s), Office/Studio, Shed

**Utilities**

Utilities: Window Unit(s); Cooling Fuel: Electric; Electric Service: 150 Amps; Heating: Hot Water; Heating Fuel: Oil; Hot Water: Electric; Water Source: Well; Sewer: Public Sewer

**Remarks**

Inclusions: Refrigerator, washer, dryer, and woodstove

Exclusions: personal property

Agent: Property AS-IS No U & O for resale , Buyer is responsible for U & O after purchase when starting a new business.

Public: Live, Work, and Park—All in One Place! Need a huge garage, plenty of parking, and a home on-site? This commercial/residential property zoned GI (General Industrial) offers unmatched versatility. Perfect for contractors, car enthusiasts, small business owners, or anyone needing serious space and flexibility. The commercial component includes a 45' x 45' garage—room for up to 8 vehicles—plus a dedicated paint shop. Wood Stove for heat. Parking is plentiful, with a separate driveway for the house and loads of space for customers, trucks, or trailers. Whether you run your business here or rent the garage, shop for mechanic work, even arts & crafts, woodworking, workshop, the setup is ideal. In addition, there are several more outbuildings: a 2-car detached garage and a heated office building, perfect for running a business without sacrificing home comfort. A small barn for sheep as well. The charming 3-bedroom, 1-bath Cape Cod offers comfortable on-site living or rental income potential. A remodeled mudroom greets you off the private driveway—perfect for boots, coats, and gear. The kitchen features natural wood cabinetry, a gas stove, refrigerator, butcher block-look countertops, a pantry, a ceiling fan, and vinyl flooring with room for an eat-in table. The living room has original hardwood floors and a ceiling fan, while the primary bedroom on the main level features hardwood floors, a ceiling fan, and a double closet. A second main-floor bedroom also includes hardwood and a ceiling fan. The full bath features a tile floor and a walk-in closet. Upstairs, you'll find a spacious third bedroom or flex space—ideal for a home office, studio, or storage. The full unfinished basement offers additional storage, laundry hookups, and even a great spot for wine storage or canning. This unique property combines residential comfort with serious workspace and commercial potential, all on one convenient site. Use one, rent the other, or live and work in the same place—the possibilities are wide open! Buyer is responsible for U & O

**Listing Office**

Listing Agent: [Jackie Rhoads](#) (3152367) (Lic# RS289523) (215) 896-0345  
 Listing Agent Email: [rhoodstohome@outlook.com](mailto:rhoodstohome@outlook.com)  
 Responsible Broker: Gerald Peklak (3166043) (Lic# RM419651-PA)  
 Listing Office: [RE/MAX Reliance](#) (RMRELNC) (Lic# RB065601)  
 504 Harleysville Pike, Souderton, PA 18964-1651  
 Office Phone: (215) 723-4150  
 Office Email: [remaxadmin@remaxreliance.com](mailto:remaxadmin@remaxreliance.com)

**Showing**

Appointment Phone: (215) 896-0345  
 Showing Contact: Showing Contact 1  
 Contact Name: Jacquelyn Rhoads  
 Showing Requirements: Appointment Only  
 Showing Method: In-Person Only  
 Directions: Ben Franklin Highway to Squirrel Hollow Rd

 - [Schedule a showing](#)

Showing Provider: Lock Box Type: Lock Box Location: ShowingTime  
 Combo Back door of house

**Listing Details**

Original Price:	\$599,000	Previous List Price:	\$599,000
Vacation Rental:	No	Owner Name:	Ephriam B Jr and Judith E and Daniel E Wade
Listing Agmnt Type:	Exclusive Right	DOM / CDOM:	70 / 70
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expiration Date:	01/01/26
Dual Agency:	Yes	Seller Concessions:	
Sale Type:	Standard		
Listing Term Begins:	07/28/2025		
Listing Entry Date:	07/31/2025		
Possession:	Negotiable		
Acceptable Financing:	Cash, Conventional		
Federal Flood Zone:	No		



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