

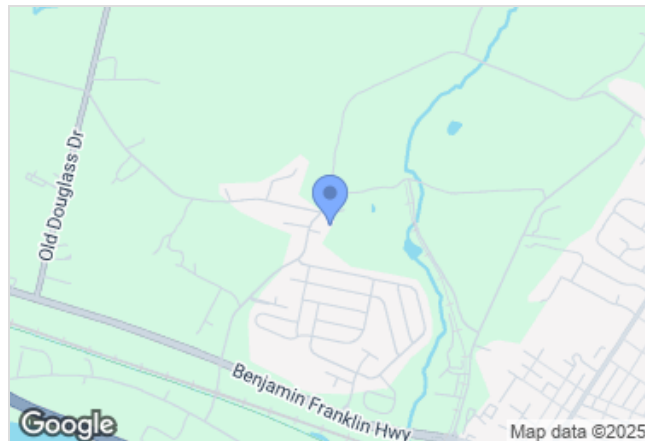


Jackie Rhoads
 RE/MAX Reliance
 Office Ph: (215) 723-4150
 Cell: (215) 896-0345
 Fax: (215) 234-4297



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: [Bovertown 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

	Bed	Bath
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
Total Parking Spaces 10

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



Jackie Rhoads
 RE/MAX Reliance
 Office Ph: (215) 723-4150
 Cell: (215) 896-0345
 Fax: (215) 234-4297



Agent Full

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 OfficeListing Agent: [Jackie Rhoads](#) (3152367) (Lic# RS289523) (215) 896-0345Listing Agent Email: rhoadstohome@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 Fax: (215) 723-9002

Office Email: 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:

Showing Time

Lock Box Type:

Combo

Lock Box Location:

Back door of house

Listing Details

Original Price: \$599,000

Vacation Rental: No

Listing Agrmnt Type: Exclusive Right

Prospects Excluded: No

Listing Service Type: Full Service

Dual Agency: Yes

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

Previous List Price: \$599,000

Owner Name: Ephriam B Jr and Judith E and Daniel E Wade

DOM / CDOM: 70 / 70

Original MLS Name: BRIGHT

Expiration Date: 01/01/26

Seller Concessions:



Jackie Rhoads
RE/MAX Reliance
Office Ph: (215) 723-4150
Cell: (215) 896-0345
Fax: (215) 234-4297



Agent Full

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by

school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2025. Created: 10/08/2025 03:48 PM

