

TAX MAP



Tools, Lawn/Garden

John Deere 180 garden tractor, Honda EB 3500 generator, Bolens mower, Karcher pressure washer, weed eater, Craftsman tool box, hand and power tools, aluminum extension ladder, bench grinder, hand truck, glider, picnic table, park bench, garden statuary, hunting clothes, fishing items, Revo mobility scooter, wheelbarrow, weight bench & more.

Furniture & Appliances

4 Pc stenciled bedroom suite, 6 pc stenciled twin bedroom suite, cedar chest, 2 nice elec. lift recliners, 2 nice loveseats, carved back chair, oak extension table & 4 chairs, oak hutch, library table, 2 drawer oak file, child's rocker, lamps, small booth, Taylor oak piano, LG side-by-side refriger/freezer, washer, dryer & more.

HH Goods

Lg elephant plant stand, costume jewelry, Lenox china, asst good china, tea set, Kitchenaid mixer, pots, pans, kitchenware, vacuum, Singer sewing machine, Xmas items, fireplace set, flat screen TV, Sony camcorder, step stool and lots more.

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**One Story Modular Home w/Detached
Garage/Shop on a 1.2 Acre^{+/-} Lot**

*John Deere Garden Tractor, Honda Generator,
Furniture, Appliances, & HH Goods*

**145 Wilmington Road
Coatesville PA 19320**

E. Fallowfield Twp – Coatesville Area Schools

Wednesday, February 28, 2018 – 3:00 PM

Real Estate Offered at 5:00 PM



**BARR
DAVIS**
AUCTIONEERS, LLC
AY-002084

Barr/Davis Auctioneers, LLC
Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433
www.barrdavis.com

ADDRESS: 145 Wilmington Rd, Coatesville PA 19320

DATE: Wed., February 28, 2018 · 3:00^{pm}
Real Estate Offered at 5:00^{pm}

OWNER: Marcia L. Kurman Estate

★FEATURES★

One Story Modular Home with detached Garage/Shop on a 1.2^{+/-}
Acre Lot with Mature Trees & Shrubbery.
Convenient Location and Seriously for Sale. Don't Miss It!

★SPECIAL FEATURES★

Living Room Cathedral Ceiling with Fan/Light, plus
a corner propane fireplace;
Oak Country Kitchen w/Island and Lots of Cabinetry;
6'x8' Front Porch with Ramp Access.

★PURCHASE PRICE INCLUDES ★

Propane Oven/Range
Built-in Dishwasher
Propane Tank

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by April 12, 2018.

Buyer pays all Realty Transfer Taxes.

*Buyers have the opportunity to make an offer to purchase this
property prior to the auction under the auction terms.*

★OPEN FOR INSPECTION★

January 24, 2018 from 4-6^{pm} &
January 28, 2018 from 2-4^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Coatesville, Take Rt 82 South to Right on Wilmington Rd (just
before Erchilton) to property on Right.

*The information contained in this brochure is believed to be accurate,
but is not guaranteed.*

STYLE: 1 Story Double Wide

YEAR BUILT: 1998+/-

LOT DESCR: 1.2+/- Acres

ZONING: Residential

TAX PARCEL: 47-04-0135.0200

DEED REF: 4154-932

LIVING AREA: 1,560+/- SF

TAXES: **YEAR: 2017**

\$3,162

School: Coatesville

396

County: Chester

113

Municipal: E. Fallowfield Twp

\$3,671

TOTAL

3 Bedrooms 2 baths

| ROOM | SIZE | COMMENT |
|-------------|-------|----------------|
| LIVING ROOM | 19x26 | W/W Carpeting |
| DINING AREA | 9x11 | Vinyl Flooring |
| KITCHEN | 12x13 | Vinyl Flooring |
| BEDROOM | 12x13 | W/W Carpeting |
| BEDROOM | 12x13 | W/W Carpeting |
| BEDROOM | 10x13 | W/W Carpeting |

BATHS: 2 Full baths

LAUNDRY: Area on 1st floor

HEATING/COOLING: Kerosene hot air/central AC

WATER HEATER: Electric

BASEMENT: Crawl space

GARAGE: 20'x24' Detached garage/shop

WINDOWS/DOORS: Insulated windows & doors

WATER: On site well

SEWER: On site septic

ROOF: Shingle

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