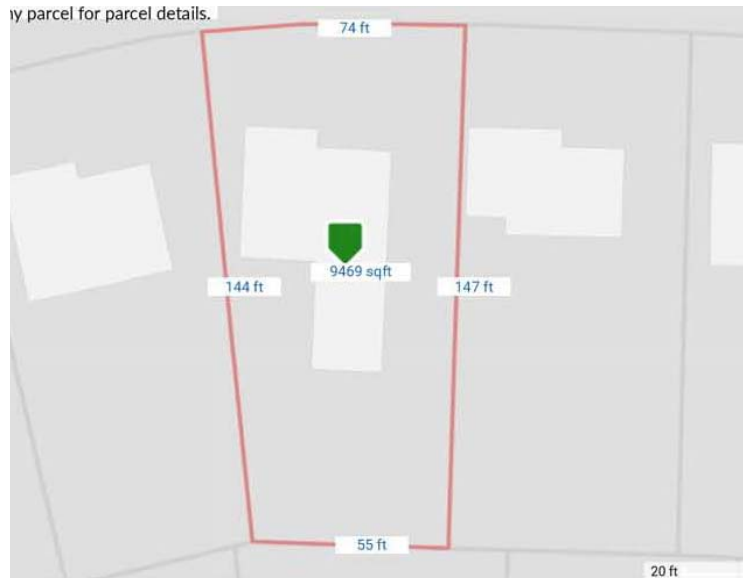


## TAX MAP



### ★ ANTIQUES, FURNITURE & HH GOODS ★

5 pc BR suite, 3 pc BR suite, china cupboard, bakers racks, book shelves, roll top desk, chest of drawers, chairs, patio set, floor & table lamps, sofa, trunks, oil lamps, luggage, Keurig coffee maker, asst. pots & pans, dishes, Tupperware, knife sets, linens, file cabinets, fire ext., computer desks, paper shredder, Nordic Track treadmill (nice), punching bag, Hess truck, old books, golf bags, baseball & football cards and more.

### ★ TOOLS, LAWN/GARDEN ★

Cub Cadet lawn mower, battery charger, alum. ext. ladder, step ladders, weed eaters, leaf blower, Murray 10 speed bike, wheel barrow, asst. hand, power and yard tools and more.

### ★ FENDER SQUIER ELECTRIC GUITAR ★

# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**2 Story Home w/Addition & Attached**

**1 Car Garage on a .21 Acre<sup>+/-</sup> Lot**

*Antiques, Furniture, Collectibles,  
Lawn/Garden, Tools & Household Goods*

**604 5<sup>th</sup> Avenue,**

**Parkesburg PA 19365**

**Wednesday, March 14, 2018 - 3:00 PM**

**Real Estate Offered at 6:00 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](http://www.barrdavis.com)

**ADDRESS:** 604 5<sup>th</sup> Avenue, Parkesburg PA 19365  
**DATE:** Wednesday, March 14, 2018 · 3:00<sup>pm</sup>  
 Real Estate Offered at 6:00<sup>pm</sup>  
**OWNER:** Cleavonne S. Stratton, Estate

**★FEATURES★**

Large 2 Story home with addition on a level .21+/- acre lot.  
 1<sup>st</sup> Floor addition for possible in-law quarters.  
 Great location w/easy access to major routes & train station.  
 Seriously for sale – don't miss it!

**★SPECIAL FEATURES★**

Large country kitchen w/breakfast bar;  
 Master Bedroom with full bath, plus a 11x13 dressing room/nursery  
 adjoining with whirlpool tub;  
 1<sup>st</sup> floor family room w/cathedral ceiling &  
 brick wood burning fireplace;  
 11'x11' Enclosed sun porch w/skylights & hot tub;  
 Ceiling fans in kitchen, 3 bedrooms & dressing room.  
 1<sup>st</sup> floor in-law quarters with living/dining area, kitchen, bedroom, full bath  
 w/laundry hookups;  
 10'x12' Rear deck.

**★PURCHASE PRICE INCLUDES ★**

Electric oven/range                      Built-in dishwasher  
 Microwave fan/hood                      Garbage Disposal  
 Storage Barn                                  Cal spa hot tub

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.  
 Balance by April 30, 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★**

Wednesday, February 7, 2018 from 4-6<sup>pm</sup> &  
 Sunday, February 11, 2018 from 2-4<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Rt 10 & Rt 372 at Parkesburg, go South on Rt 10 to Right on  
 Beale Drive, left on 5<sup>th</sup> Avenue to property on left.

**STYLE:** 2 Story with addition  
**YEAR BUILT:** 1989+/-  
**LOT DESCR:** .21+/- Acre  
**ZONING:** Residential  
**TAX PARCEL:** 08-05-0363.4000  
**DEED REF:** 1378-45  
**LIVING AREA:** 2.372+/- SF

**TAXES:**                      **YEAR: 2017**  
 \$5,865                      **School:** Octorara  
 649                          **County:** Chester  
 1,485                      **Municipal:** Parkesburg Boro  
 \$7,999                      **TOTAL**

**4 or 5 Bedrooms 3½ + ½ baths**

ROOM	SIZE	LEVEL	COMMENT
LIVING	12x15	1 <sup>st</sup>	WW Carpet
DINING	10x12	1 <sup>st</sup>	WW Carpet
KITCHEN	12x16	1 <sup>st</sup>	Ceramic Tile
FAMILY	12x13	1 <sup>st</sup>	WW Carpet
BEDROOM	13x17	2 <sup>nd</sup>	WW Carpet
BEDROOM	10x21	2 <sup>nd</sup>	WW Carpet
BEDROOM	10x11	2 <sup>nd</sup>	WW Carpet
BEDROOM	11x13	2nd	WW Carpet

**BATHS:** 1½ on 1<sup>st</sup>, 2 full on 2<sup>nd</sup>, ½ on lower  
**LAUNDRY:** Area in basement & in-law area  
**HEATING:** 2 Heat pumps w/central AC  
**WATER HEATER:** Electric  
**BASEMENT:** Full/concrete floor  
**GARAGE:** 1 Car attached  
**WINDOWS/DOORS:** Insulated windows & doors  
**WATER:** Public  
**SEWER:** Public  
**ROOF:** Shingle

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