

TAX MAP



★ PERSONAL PROPERTY ★

★ TOOLS, LAWN & GARDEN ★

John Deere LX178 Lawn Tractor, John Deere 3600 gas Pressure Washer, Honda 6500 Generator, Honda Snow blower on Tracks, Stihl Gas Hedge clipper, 2 Stihl Chainsaws, 3 Stihl Weed eaters, 2 Stihl Blowers, Hedge trimmers, Craftsman Air Compressor, Bolens Push Mower, Wheel Barrow, Hose Caddy, Schwinn Mountain Bikes, Kayak, Truck Ramps, Aluminum Extended Ladder, Little Giant Ladder, Folding Picnic Table Umbrella, Hand tools, 10" Mitre Saw, Table Saw, Craftsman Upright Tool Box. Fans, Work Bench, ShopVac, Lifetime 4' Table, Floor Safe, Kerosene Heaters & More. Nice Clean Equipment with Little Use.

★ ANTIQUES, FURNITURE, & APPLIANCES ★

5 Pc. Pine Bedroom Suite (Craftmatic Mattress), Sofa & Loveseat, Glider Chair, 3 Wing Chairs, Unique Ornate Coffee & End Tables, Cherry Computer Desk/Cabinet, 3-Lighted Curio Cabinets, Bookshelves, Cherry Library Table, B&C Foot Library Table, Lamps, Cedar Wardrobe, Dry sink, Pepperidge Farm Chairs, Buffet, Dinette Set, Pine Chest, 50" Samsung Fat TV, Portable Electric Heaters, Microwave, 3 Singer Sewing Machines, Window AC, Dyson Vacuum, Water Cooler, Treadmill, Exercise Bike, Whirlpool Washer & Dryer & More.

★ COLLECTIBLES & HOUSEHOLD GOODS ★

Large Collection of 100s of China Birds, Cats, Chickens, Pigs, Butterflies from Lennox & Bradford Mint etc., Hens on Nest, Vases, asst. Glassware, Kitchenware & More.

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

350 & 370 Atkins Avenue

Coatesville, PA 19320

Well Kept 1 ½ Story Home on a .38Acre +/- Level Lot Plus an adjacent .36 Acre +/- Level Corner Lot to be offered Separately

Quality Antiques, Lawn Equipment, Furniture, Tools & Household Goods

Tuesday, October 16, 2018 - 3:00PM



**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: 370 Atkins Avenue, Coatesville, PA 19365

DATE: Tuesday, October 16, 2018 -3:00 PM

OWNER: Christian G. Mowday Revocable Living Trust

★FEATURES★

Well Kept 1 ½ Story Home on a .38Acre +/- Level Lot Plus a
.36 Acre +/- Level Corner adjacent Lot to be offered Separately.

Great Locations and seriously for sale – Don't Miss it.

★SPECIAL FEATURES★

6'x6' Enclosed back porch

7'x10' Den/Office off Living Room

Large Living Room w/ 7'x10' Adjacent Den/Office

County Kitchen with Ceiling for Light

Whole House Generator

12'x24' Storage Barn on Vacant Lot

★PURCHASE PRICE INCLUDES ★

Electric Oven/Range

Refrigerator

(2) 150 Gallon Propane Tanks on Lot to be Relocated if Sold to a
Different Buyer than House

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by November 27, 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★

Monday, September 24, 2018 from 4-6^{pm} &

Wednesday, September 26, 2018 from 4-6^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Lincoln Highway East at Chrysler Dealer take Seltzer
Avenue to Hartley Avenue, Turn Right to Atkins Avenue,
Properties on corner on left

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

STYLE: 2 Story
YEAR BUILT: 1948
LOT DESCR: .38 Acres (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 39-04E-0014.0100
DEED REF HOUSE: 113224326
DEED REF VACANT LOT: 11324325
LIVING AREA: 1,750 Sq. Ft.

TAXES: **YEAR: 2018**
 \$3,484 **School:** Coatesville Area
 \$414 **County:** Chester
 \$328 **Municipal:** Caln Twp
 \$4,226 **TOTAL**

3 Bedrooms 1 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	13'x22'	1 st	Wall to Wall Carpet
DINING	8'x10'	1 st	Wall to Wall Carpet
KITCHEN	9'x22'	1 st	Linoleum
BEDROOM	11'x15'	2 nd	Yellow Pine
BEDROOM	11'x15'	2 nd	Yellow Pine
BEDROOM	7'x11'	2 nd	Yellow Pine

BATHS: One Full Bath on 1st Floor
LAUNDRY: Area in Basement w/ Laundry Tub
HEATING: Oil Hot Water Baseboard (2 Zones)
WATER HEATER: Summer/Winter hook up
BASEMENT: Partial/Concrete Floor Outside Exit
GARAGE: Off Street Parking
WINDOWS/DOORS: Insulated Replacement
WATER: Well
SEWER: Public
ROOF: Shingle

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