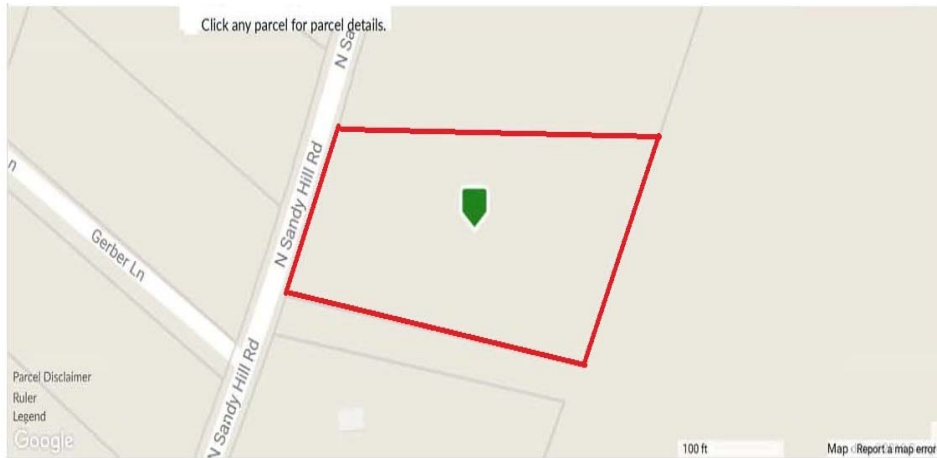


# TAX MAP



# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE  
**Custom 1 ½ Story Home with Attached 1 Car  
Garage & In Ground Pool on a 2.5 Acre  
Landscaped Lot**

**604 N Sandy Hill Rd  
Coatesville, PA 19320**

**Tuesday, June 12, 2018 - 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 N Sandy Hill Rd Coatesville, PA 19320

**DATE:** Tuesday, June 12, 2018 – 6:00 PM

**OWNER:** Steven D. & Stacey B. Johnson

**★FEATURES★**

Doutrich Custom Built Cape Cod with attached garage & Sylvan In-Ground Pool on a 2.5 Acre +/- lot with mature trees and shrubbery.  
Great location with easy access to major routes.

**★SPECIAL FEATURES★**

Living Room brick fireplace with heatolater  
Krown Custom Kitchen w/ceiling fan/light  
2<sup>nd</sup> flr Bedroom w/built-in shelving  
Lower Level Family Room w/brick hearth & woodstove  
Whole House Kohler Generator  
Timed Exterior Lighting & Lighted Closets  
13' X 24' Covered Patio  
Sylvan In Ground Pool w/Dive, 10' depth

**★PURCHASE PRICE INCLUDES ★**

Electric Oven/Range                      Built In Dishwasher  
Microwave Fan/Hood                      Garbage Disposal  
Kohler Generator                              Swingset  
Pool Table                                      Storage Barn  
Solar Pool Equipment                      Woodstove

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.  
Balance by July 26, 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★**

Thursday, May 10, 2018 from 4-6<sup>pm</sup> &  
Tuesday, May 15, 2018 from 4-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Rt 30 Bypass take Rt 82 North to Rt 340, take Rt 340 West past Kings Highway School to Sandy Hill Rd, turn right to property on right.

**STYLE:** 1 ½ Story Cape Cod

**YEAR BUILT:** 41 years +/-

**LOT DESCR:** 2.5 Acres +/- (plot plan on back)

**ZONING:** R-1 Residential

**TAX PARCEL:** 28-02-0084.0900

**DEED REF:** Book 34274, Page 374

**LIVING AREA:** 1,649 Sq. Ft. +/-

**TAXES:**                      **YEAR: 2017/2018**

\$5,084

**School:** Coatesville Area

636

**County:** Chester

146

**Municipal:** West Caln Township

\$5,866

**TOTAL**

**4 Bedrooms 2 bath**

ROOM	SIZE	LEVEL	COMMENT
FOYER	4X6	1 <sup>ST</sup>	Flagstone
LIVING	16X17	1 <sup>ST</sup>	W/W Carpet
DINING ROOM	10X11	1 <sup>ST</sup>	W/W Carpet
KITCHEN	11x11	1st	Wood Laminate
FAMILY ROOM	18x26	Lower	W/W Carpet
BEDROOM	12x13	1 <sup>ST</sup>	W/W Carpet
BEDROOM	11x11	1 <sup>ST</sup>	Wood Laminate
BEDROOM	12x17	2 <sup>nd</sup>	W/W Carpet
BEDROOM	13x17	2 <sup>nd</sup>	W/W Carpet

**BATHS:** One Full Bath on 1<sup>st</sup> & 2<sup>nd</sup> Flrs

**LAUNDRY:** Area in Basement w/laundry tub

**HEATING:** Oil Hot Air

**COOLING:** Central A/C

**WATER HEATER:** Electric

**BASEMENT:** Full/Improved/Outside Entrance

**GARAGE:** 1 Car Attached w/Electric Opener

**WINDOWS/DOORS:** Aluminum w/screens

**WATER:** Public & Well

**SEWER:** On-site