

TAX MAP



PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

25 Hillcrest Drive

Downingtown, PA 19335

**Bi-Level Home with in Ground Pool on a
.77 Acre +/- Lot**

Monday, November 5, 2018 - 4:00 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: 25 Hillcrest Drive, Downingtown, PA 19335

DATE: Monday, November 5, 2018 4:00 PM

OWNER: Geraldine J. Snider

★FEATURES★

Well built Bi-level home with 1 Car Garage on a .77 Acre +/- Lot in Downing Ridge. Great Location Close to Major Roads. Seriously for Sale-Don't Miss it!

★SPECIAL FEATURES★

Oak Eat in Kitchen
Master Bedroom His/Hers Closets
Lower Level Family Den with Stone Fireplace
Heated Sylvan In Ground Pool with Drive
12' x 34' Rear Deck
Fenced Back Yard

★PURCHASE PRICE INCLUDES ★

Electric Oven/Range	Refrigerator
Built in Dishwasher	Sump Pump
Washer/Dryer	All Pool Equipment

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by December 18, 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, October 15, 2018 from 4-6^{pm} &

Wednesday, October 17, 2018 from 4-6^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 30 Bypass Take Rt. 113 S to Pennsylvania Ave, Turn Right to Rt. 282 N to right to Glenn Ridge Drive, Turn Left to Hillcrest Drive Turn Right to Property on Right

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

STYLE: Bi-Level
YEAR BUILT: 1985
LOT DESCR: .77 Acres +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 39-02L-0039
DEED REF: 3786.462
LIVING AREA: 1,661 Sq. Ft.

TAXES: **YEAR: 2018**
 \$4,886 **School:** Coatesville Area
 \$581 **County:** Chester
 \$460 **Municipal:** Caln Twp
 \$5,927 **TOTAL**

3 Bedrooms 1 bath

ROOM	SIZE	LEVEL	COMMENT
FOYER	6'x6'	Mid	Vinyl
LIVING	12'x16'	Upper	Wall to Wall Carpet
DINING	9'x12	Upper	Wall to Wall Carpet
KITCHEN	10'x12'	Upper	Vinyl
FAMILY	13'x24'	Lower	Wall to Wall Carpet
BEDROOM	12'x14	Upper	Wall to Wall Carpet
BEDROOM	9'x13'	Upper	Wall to Wall Carpet
BEDROOM	9'x10'	Upper	Wall to Wall Carpet
DEN/OFFICE	7'X11'	Lower	Wall to Wall Carpet

BATHS: 1 Full Bath on Upper Level
LAUNDRY: Room on Lower Level
HEATING: Heat Pump/ Central AC
WATER HEATER: Electric
BASEMENT: Full. Finished
GARAGE: 1 Car Attached with Electric Opener
WINDOWS/DOORS: Insulated Windows
WATER: Public
SEWER: Public
ROOF: Shingle

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