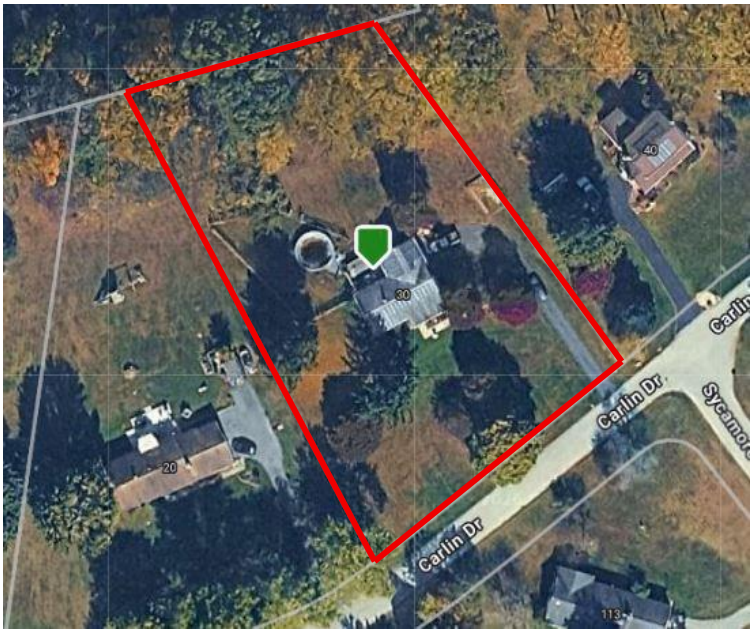
TAX MAP







PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

Well-Built One-Story Home w/ Addition & Built-in 2 Car Garage on a 1.3 Acre$^{+/-}$ Lot. Great Location and Seriously For Sale—Don't Miss It!

30 Carlin Drive
Coatesville, PA 19320

Wednesday, January 6, 2027 – 10:00 AM

(Real Estate & Guns Offered at 1:00PM)

Blizzard Date: Monday, January 11, 2027—10:00AM

East Fallowfield Twp – Coatesville Area School District



BARR DAVIS AUCTIONEERS, LLC

(717) 442-9221
(610) 384-8433
www.barrdavis.com
AY-002084

ADDRESS: 30 Carlin Drive, Coatesville, PA 19320

DATE/TIME: Wednesday, January 6, 2027—10:00AM

(Real Estate & Guns Offered at 1:00PM)

Blizzard Date: Monday, January 11, 2027—10:00 AM

OWNER: Darrell A. Weber

★FEATURES★

Large One-Story Home w/ Built-In 2 Car Garage 1.3 Acre$^{+/-}$ Landscaped Lot. Quiet Location with Easy Access to Major Routes. Don't Miss It!!

★SPECIAL FEATURES★

Large 1st Floor Family Room w/ Cathedral Ceiling
Kitchen w/ Corean Counter Tops
Ceiling Fan/Lights in Most Rooms
20'x24' Trex Rear Deck
8'x24' Covered Front Porch
Floored Attic Storage

★PURCHASE PRICE INCLUDES★

SS Electric Oven/Range SS Built-in Dishwasher
2 Propane Tanks

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by February 12, 2027.
Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Thursday, December 3, 2026 from 3-5pm &
Sunday, December 6, 2026 from 1-3pm
Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 82 and Strasburg Road Intersection, take Strasburg Road East to Mink Hollow Road, Turn Left to Carlin Drive, Turn Right to Property on Left.

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

STYLE: One Story Rancher
YEAR BUILT: 1973
LOT DESCR: 1.3 Acre +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 47-05-0078.16E0
DEED REF: 11493-2185
LIVING AREA: 1,578 SQFT +/-

TAXES:	**YEAR: 2026**	
School:	**Coatesville Area**	$5,630
County:	**Chester**	$633
Municipal:	**East Fallowfield**	$459
	TOTAL	**$6,723**

4 Bedrooms 2 Bath

ROOM	SIZE	LEVEL	COMMENT
FOYER	5'x13'	1st	Hardwood
LIVING	13'x17'	1st	Hardwood
DINING	11'x12'	1st	Hardwood
KITCHEN	10'x12'	1st	Ceramic Tile
FAMILY	15'x21'	1st	W/W Carpet
BEDROOM	12'x14'	1st	Hardwood
BEDROOM	10'x12'	1st	Hardwood
BEDROOM	10'x12'	1st	Hardwood

BATHS: 2 Full Baths on 1st Floor,
½ Bath on Lower Level
LAUNDRY: Lower Level w/ Laundry Tub
HEAT/COOL: Oil Hot Water Baseboard/Central A/C
WATER HEATER: Summer/Winter Hookup
BASEMENT: Full/Daylight/Improved
GARAGE: 2 Car Built-in
WINDOWS/DOORS: Insulated
WATER: Well
SEWER: On Site
ROOF: Shingle

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