TAX MAP







PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

2 Story Victorian Home w/ Detached 2 Car Garage on a Double .78 Acre+/- Lot

Antiques, Furniture, Tools, Glassware & HH Goods

2806 Strasburg Road
Coatesville, PA 19320

Wednesday, December 16, 2026 – 10:00 AM

(Real Estate Offered at Noon)

East Fallowfield Twp – Coatesville Area School District



BARR DAVIS AUCTIONEERS, LLC

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

ADDRESS: 2806 Strasburg Road, Coatesville, PA 19320

DATE/TIME: Wednesday, December 16, 2026—10 AM
(Real Estate at Noon)

OWNER: Richard E. Longacre Estate

★FEATURES★

Well Built 2 Story Victorian Home on a Double Corner .78 Acre$^{+/-}$ Lot with Mature Trees and Shrubbery.
Convenient Location with Easy Access to Major Routes.
Seriously For Sale—Don't Miss It!!

★SPECIAL FEATURES★

Country Eat-In Kitchen w/ Chair Rail
10'x12' Enclosed Rear Porch w/ Heat
6'x27' Covered Front Porch
Large Detached 2 Car Garage w/ Electric

★PURCHASE PRICE INCLUDES★

Electric Oven/Range

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by January 28, 2027.
Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Thursday, November 19, 2026 from 3-5^{pm} &
Sunday, November 22, 2026 from 1-3^{pm}
Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 82 South of Coatesville, Take Strasburg Road West to Property Approx. ½ Mile on Left.

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

STYLE: 2 Story Victorian
YEAR BUILT: 1800
LOT DESCR: Double Lot .78 Acres +/-
ZONING: Residential
TAX PARCEL: 47-04-0105 & 47-04-0106
DEED REF: Book 3424, Pg. 45
LIVING AREA: 1,534 SF$^{+/-}$

TAXES:	**YEAR: 2026**	
School:	**Coatesville Area**	$4,613
County:	**Chester**	$518
Municipal:	**East Fallowfield**	$376
	TOTAL:	**$5,508**

3 Bedrooms 1 ½ Baths

ROOM	SIZE	LEVEL	COMMENT
LIVING	11'x15'	1st	W/W Carpet
KITCHEN	11'x15'	1st	Laminate
FAMILY	12'x15'	1st	W/W Carpet
BEDROOM	11'x15'	2nd	W/W Carpet
BEDROOM	11'x12'	2nd	W/W Carpet
BEDROOM	9'x11'	2nd	W/W Carpet

BATHS: Full Bath on 2nd Floor, ½ Bath on 1st Floor
LAUNDRY: Area in Basement
HEATING: Oil H/W
WATER HEATER: Summer/Winter Hookup
BASEMENT: Full/Outside Entrance
GARAGE: 2 Car Detached Garage (22'x24')
WINDOWS/DOORS: Insulated Replacement
WATER: Well
SEWER: On Site
ROOF: Shingle

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