

# TAX MAP



★PERSONAL PROPERTY★

To be Added....

# PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

228 South Bridge Street

Christiana, PA 17509

Updated Twin Dwelling with off Street  
Parking to Rear on a .07 Acre +/- Level Lot.

Good Investment Opportunity

Quality Antiques, Furniture, Glassware,  
Collectables, Tools & Household Goods

**Thursday, March 14, 2019 - 2:00 PM**



**BARR  
DAVIS**  
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

[www.barrdavis.com](http://www.barrdavis.com)

AY-002084

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**ADDRESS:** 228 South Bridge Street, Christiana, PA 17509

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**DATE:** Thursday, March 14, 2019 2:00PM (Real Estate at 5PM)  
Blizzard Date March 19, 2019

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**OWNER:** Arlene R. Kauffman, Estate

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**★FEATURES★**

Updated Duplex Home with Off street Parking to Rear on a .07 Acre +/- Level Lot. Seriously for Sale-Don't Miss it!

**★SPECIAL FEATURES★**

Living Room Ceiling Fan/Light  
Large Country Kitchen  
10'x14' Room in Attic Could be 4<sup>th</sup> Bedroom  
10'x14' Rear Deck  
7'x14' Covered Front Porch  
Updated Oil Burner

**★PURCHASE PRICE INCLUDES★**

Electric Oven/Range

Storage Shed

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.

Balance by April 26, 2019.

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★**

Wednesday, February 13, 2019 from 4-6<sup>pm</sup> &

Tuesday, February 19, 2019 from 4-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Route 41 Just South of Dutchway, Take Sadsbury Ave and Follow to Bridge Street to Property on South Side of Town on Right.

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

**STYLE:** 2 Story Twin  
**YEAR BUILT:** 1900 +/-  
**LOT DESCR:** .07 Acres +/- (Plot Plan on Back)  
**ZONING:** Residential  
**TAX PARCEL:** 060-09565-0-0000  
**DEED REF:** 000006379680  
**LIVING AREA:** 1,343 Sq. Ft.

**TAXES:**           **YEAR: 2018**  
           \$3,138           **School:** Octorara  
           \$360           **County:** Lancaster  
           447           **Municipal:** Christiana Boro  
           \$3,946       **TOTAL**

**3 Bedrooms 2 baths**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENT</b>
<b>LIVING</b>	14'x15'	1 <sup>st</sup>	Wall to Wall Carpet
<b>DINING</b>	11'x16'	1 <sup>st</sup>	Wall to Wall Carpet
<b>KITCHEN</b>	14'x16'	1 <sup>st</sup>	Vinyl Tile
<b>BEDROOM</b>	9'x15'	2 <sup>nd</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	11'x12'	2 <sup>nd</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	13'x14'	2 <sup>nd</sup>	Wall to Wall Carpet

**BATHS:** Full Baths on 1<sup>st</sup> and 2<sup>nd</sup> Floor  
**LAUNDRY:** Area in Basement  
**HEATING:** Oil Hot Water  
**WATER HEATER:** Electric  
**BASEMENT:** Partial/Concrete Floor/Outside Entrance  
**GARAGE:** Off Street Parking to Rear  
**WINDOWS/DOORS:**  
**WATER:** Public  
**SEWER:** Public  
**ROOF:** Shingle

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