

TAX MAP



★PERSONAL PROPERTY★

★LAWN & GARDEN ITEMS & TOOLS★

Ariens Lawn Tractor, push mower, Little Wonder leaf blower, weed eater, 20 ft extension ladder, hedge clippers, chain saw, saw horses, nuts, bolts, hand tools, iron patio tables & chairs, iron furniture, fernery, sleds & more

★GUNS★

Remington Wing Master 870 .16 G pump shotgun, Early Single Shot 25-20 rifle

★ANTIQUES & QUALITY FURNITURE★

Blanket chest, rockers, octagon tables, coffee tables, hutch, 5pc maple bedroom set, 4 pc bedroom suite, secretary book case, secretary desk, knee hole desk, flat screen TV, early console TV, upholstered chairs, stenciled child's high chair, folding chairs, ping pong table, stereos, side by side refrigerator, oak kitchen cart, & more

★ANTIQUES & COLLECTABLES★

Early GE refrigerator, ornate pair of stands, pedestal, NY Lint Pepsi truck, canteen w/ box, Singer treadle sewing machine w/ book, punching bag, Roseville bowl, marble base lamps, Gold Medal binoculars, train accessories, 45s & much more.

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

1311 West Chester Road

Coatesville, PA 19320

**Large One Story Home w/ Attached
2 Car Garage on a .97 acre +/- lot.**

**Antiques, Furniture, Glassware, Tools,
Guns & Household Goods**

Wednesday, June 9, 2021 - 3:00 PM

Real Estate at 6:00 PM

South Coatesville Boro – Coatesville Area School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 1311 West Chester Road, Coatesville, PA 19320

DATE: Wednesday, June 9, 2021 3 PM Real Estate at 6 PM

OWNER: Carmen F. Depedro, Estate

★FEATURES★

Large well built one story home with attached 2 car garage on a .97 acre +/- lot with mature trees and shrubbery. Many custom features. Great location and seriously for sale.

★SPECIAL FEATURES★

Huge Living Room with Fireplace
Custom Cherry Kitchen Cabinetry
Large Primary Bedroom with Full Bath
Ceramic Tiled Full Baths
3rd Bedroom could be Den with Built in Bookcases
Ceiling Fans in All Bedrooms
Basement could be Family Room with ½ Bath
Cedar Closet in Basement
9'x25' Enclosed Rear Porch with Ceiling Fans

★PURCHASE PRICE INCLUDES★

Electric Cook Top
Double Wall Oven
Built in Dishwasher

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by July 16, 2021.
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 13, 2021 from 4-6^{pm} &
Sunday, May 16, 2021 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From East Lincoln Highway in Coatesville take 8th Avenue South to West Chester Road, Turn Left 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: 1953
LOT DESCR: .825 Acre +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 09-01-0012
DEED REF: 5374-243
LIVING AREA: 1,953 sf +/-

TAXES: **YEAR: 2020**
 \$4,138 **School:** Coatesville Area
 \$473 **County:** Chester
 \$823 **Municipal:** South Coatesville Boro
 \$5,435 **TOTAL**

3 Bedrooms 2 1/2 Bath

ROOM	SIZE	LEVEL	COMMENT
FOYER	6'x7'	1 st	W/W Carpet/Hardwood
LIVING	13'x29'	1 st	W/W Carpet/Hardwood
DINING	12'x12'	1 st	W/W Carpet/Hardwood
KITCHEN	8'x11'	1 st	Wood Laminate
BEDROOM	13'x20'	1 st	W/W Carpet/Hardwood
BEDROOM	11'x17'	1 st	W/W Carpet/Hardwood
BEDROOM	11'x13'	1 st	W/W Carpet/Hardwood

BATHS: 2 Full Baths 1st Fl ½ Bath Basement
LAUNDRY: 8'x8' Room with Sink on 1st Floor
HEATING: Oil Hot Air Central A/C
WATER HEATER: Electric
BASEMENT: Partial/Concrete Floor
GARAGE: 2 Car Attached
WINDOWS/DOORS: Insulated
WATER: Public
SEWER: On Site Septic
ROOF: Shingle

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