

TAX MAP



PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

203 Baker Road

Cochranville, PA 19330

**One Story Rancher w/ Addition on a
Landscaped 2.4 Acre +/- Lot**

Thursday, April 16, 2020 - 6:00 PM

Londonderry Twp – Octorara Area School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 203 Baker Road, Cochranville, PA 19330

DATE: Thursday, April 16, 2020 – 6:00 PM

OWNER: James A. French

★FEATURES★

Nice One Story Home with Addition on a Landscaped 2.4 Acre +/- Country Lot Bordering Farmland to Rear. Convenient Location with Easy Access to Major Routes. Don't Miss it!

★SPECIAL FEATURES★

Large Living Room with Brick Hearth & Propane Stove
Oak Country Kitchen
8'x10' Deck
8'x10' Covered Deck
10'x16' Flagstone Patio
14'x20' & 6'x8' Storage Barns

★PURCHASE PRICE INCLUDES★

Electric Oven/Range	Kitchen Refrigerator
(2) Washers	(2) Dryers
Window Treatments	Propane Stove
(2) Storage Sheds	

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by May 29, 2020.

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, March 18, 2020 from 4-6^{pm} &
Thursday, March 19, 2020 from 4-6^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 1 Bypass Take Route 796 Exit. Take Route 796 North to Baker Road, Turn Left to Property on Right.

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

STYLE: One Story Rancher
YEAR BUILT: 1987
LOT DESCR: 2.4 Acres +/- (Plot Plan on Back)
ZONING: RA
TAX PARCEL: 46-04-0035.0100
DEED REF: 8629-1695
LIVING AREA: 1,650 sf +/-

TAXES: YEAR: 2019

\$4,877 **School:** Octorara Area
 \$523 **County:** Chester
 \$0 **Municipal:** Londonderry Twp.
 \$5,410 **TOTAL**

3 Bedrooms 2 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	13'x21'	1 st	Wall to Wall Carpet
DINING	10'x10'	1 st	Wall to Wall Carpet
KITCHEN	9'x10'	1 st	Vinyl
FAMILY	13'x14'	1 st	Wall to Wall Carpet
BEDROOM	12'x15'	1 st	Wall to Wall Carpet
BEDROOM	11'x13'	1 st	Wall to Wall Carpet
BEDROOM	11'x12'	1 st	Wall to Wall Carpet

BATHS: 2 Full Baths on 1st Floor
LAUNDRY: Area on 1st Floor & Basement
HEATING: Electric Baseboard
WATER HEATER: Electric
BASEMENT: Full/Concrete Floor/Outside Entrance
GARAGE: Off Street Parking
WINDOWS/DOORS: Anderson Insulated Windows
WATER: Well
SEWER: On Site Septic
ROOF: Shingle

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