

# TAX MAP



## ★PERSONAL PROPERTY★

### ★Furniture and Appliances★

Old farm table, double bed, crib, old blue painted cupboard base, pine dresser, chest of drawers, wardrobe, corner cupboard, bench, bookshelf, shelving, old school desk and chair, hall table, child's rocker, end tables, lamps, washer, dryer, window A/C unit

### ★Antiques, Collectables, HH Goods, Tools★

Flat and sad irons, shoe last, collector plates, assorted glassware, cookie jars, red globe oil lantern, canning jars, crock, kitchenware, watering can, washboard, laundry tub, Tonka Trucks, IH toy tractor and wagon, milkcan, linens, picnic basket, tricycle, CI Hog troughs, records, stepladders, 6x6 posts, weed eaters, Crossman mark 1, air target pistol

### ★Dolls★

Large collection of hundreds of dolls in great condition as well as doll furniture. Far too many to advertise here. See our website for pictures and listing of some.

# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**3524 Norwood Avenue**

**Downingtown, PA 19335**

Well Kept 1 ½ Story Home w/ Attached 1 Car  
Garage, Plus Detached Shop on a .28 Acre +/- Lot  
**Antiques, Furniture, Collectables, Large  
Doll Collection, Tools & HH Goods**

**Tuesday, June 4, 2019 – 3:00 PM**

Real Estate to be sold at 6:00 PM

Caln Twp – Coatesville Area School District



**BARR  
DAVIS**  
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

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

AY-002084

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**ADDRESS:** 3524 Norwood Avenue, Downingtown, PA 19335

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**DATE:** Tuesday, June 4, 2019 3:00 pm Real Estate 6:00pm

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**OWNER:** Brian Greer & Dorothy G. Book

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**★FEATURES★**

Well Kept Cape Cod Dwelling with Attached 1 Car Garage, Plus  
Detached Shop on a .28 Acre +/- Lot. Seriously for Sale –  
Don't Miss it!

**★SPECIAL FEATURES★**

Oak Custom Kitchen Cabinetry  
Formal Dining Room with Plate Rail  
Family Room Propane Fireplace & Wood Stove Flue  
Ceiling Fans in Most Rooms  
10'x19' Screened Back Porch  
8'x13' Covered Front Porch  
17'x21' Shop to Rear with a 19'x25' Addition w/ Overhead Door  
Fenced Rear Yard

**★PURCHASE PRICE INCLUDES★**

Electric Oven/Range  
Built-In Dishwasher

Window Treatments  
Sump Pump

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.  
Balance by July 12, 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★**

Monday, May 6, 2019 from 4-6<sup>pm</sup> &  
Thursday, May 9, 2019 from 4-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Route 30 Bypass Take Route 340 Exit East Cross Lincoln  
Highway onto Thorndale Marshallton Road to Norwood Street, Turn  
Right to Property on Left.

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

**STYLE:** 1 ½ Story Cape Cod  
**YEAR BUILT:** 69 Years +/-  
**LOT DESCR:** .28 Acres +/- (Plot Plan on Back)  
**ZONING:** Residential  
**TAX PARCEL:** 39-04L-0118  
**DEED REF:** 11238552  
**LIVING AREA:** 1,818 Sq. Ft.

**TAXES: YEAR: 2018**

\$3,774      **School:** Coatesville Area  
 \$449      **County:** Chester  
 \$417      **Municipal:** Caln Twp.  
 \$4,640      **TOTAL**

**3 Bedrooms 1 1/2 bath**

ROOM	SIZE	LEVEL	COMMENT
<b>FOYER</b>	5'x5'	1 <sup>st</sup>	Wall to Wall Carpet
<b>LIVING</b>	11'x15'	1 <sup>st</sup>	Wall to Wall Carpet
<b>DINING</b>	11'x12'	1 <sup>st</sup>	Wall to Wall Carpet
<b>KITCHEN</b>	9'x16'	1 <sup>st</sup>	Vinyl
<b>FAMILY</b>	13'x16'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	10'x13'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	9'x13'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	10'x26'	2 <sup>nd</sup>	Wall to Wall Carpet

**BATHS:** 1 ½ Baths on 1<sup>st</sup> Floor  
**LAUNDRY:** Area in Basement with Laundry Tub  
**HEATING:** Oil Hot Air  
**WATER HEATER:** Electric  
**BASEMENT:** Full/Tile  
**GARAGE:** 1 Car Attached  
**WINDOWS/DOORS:** Insulated Replacement Windows  
**WATER:** Well  
**SEWER:** Public  
**ROOF:** Shingle

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