

TAX MAP



★PERSONAL PROPERTY★

★Tools, Lawn & Garden★

14 HP Simplicity Riding Mower, Swing set, Basketball Net, Pressure Washer, 60 Gallon Upright Compressor, Ladders, Engine Hoist, Chrome Rims, Tires, Wagon, Assorted Hand Tools, Oxygen-Acetylene Torch & Cart, & More.

*Go-Kart, Kids Honda XR & Yamaha Dirt Bikes, Motorcycle Hydraulic Lift, Bicycles.

★Furniture★

Sofa, Dining Room Suite, Hall Table, Leather Chair, Mirrors, Trestle Table and Benches, Camelback Trunk, Trunks, End Table Shaped like Boots, Rug.

★Antiques, Toy Car Collection★

Beer Signs, Rolling Rock Keg Stool, Wooden Keg End Table, Milk Can, Trike, Decoy, Books, Globe, Stein, Clock, Scales, Belt Buckles, Car Signs, Packard Metal Therm Meter, Jeep, Old Model Car Sets, Early Fab 4 Beatles Picture, Elvis Pic, Pictures, Superman Batman and Godzilla Figurines, Hundreds of Toy Cars, Trucks, Motorcycles, Toys, & More.

See Website for Pictures

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**418 Dogwood Lane
Coatesville, PA 19320**

**Large Custom Doutrich Built Bi-Level Home
with a 4 Car Attached Garage on a
.68 Acre +/- Level Lot. Great Location!!
Antiques, Furniture, Tools, Lawn &
Garden, Household Goods**

Thursday, February 7, 2019 - 3:00 PM

Real Estate Sold at 5:00 PM
Blizzard Date February 12, 2019



**BARR
DAVIS**
AUCTIONEERS, LLC

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

ADDRESS: 418 Dogwood Lane, Coatesville, PA 19320

DATE: Thursday, February 7, 2019 3:00 PM Real Estate at 5 PM

OWNER: Curtis Lee Adams, Estate

★FEATURES★

Custom Doutrich Built Bi-level Home with Attached 4 Car Garage on a .68 Acre +/- Level Lot with Mature Trees and Shrubs. Needs TLC, but well Built Home that is Seriously for sale. Great Location with Easy Access to Major Routes.

★SPECIAL FEATURES★

Custom Cherry Eat in Kitchen
Large Lower Level Family Room with Brick Fireplace and Wet Bar
11'x19' Enclosed Rear Patio
Oversized 4 Car Garage Ideal for hobbyist

★PURCHASE PRICE INCLUDES★

Electric Oven/Range
Built in Dishwasher
9'x12' Storage Barn
Water Conditioner

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by March 15, 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★

Sunday, January 13, 2019 from 2-4^{pm} &
Tuesday, January 15, 2019 from 4-6^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 30 Bypass take Reeceville Road Exit, Turn Left and Cross Route 340 to Blackhorse Hill Road Bear Right to Scott Drive turn Left to Dogwood Lane, Turn Right to Property on Right.

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

STYLE: Bi-Level
YEAR BUILT: 1973
LOT DESCR: .68 Acres +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 39-03G-0036.000E
DEED REF: 5104403
LIVING AREA: 1,760 Sq. Ft.

TAXES: **YEAR: 2018**
 \$4,940.80 **School:** Coatesville Area
 \$587.32 **County:** Chester
 \$464.86 **Municipal:** Caln Twp
 \$5,992.98 **TOTAL**

3 Bedrooms 1 1/2 bath

ROOM	SIZE	LEVEL	COMMENT
FOYER	4'x6'	Mid	Flagstone
LIVING	15'x18'	Upper	Wall to Wall Carpet
DINING	11'x12'	Upper	Wall to Wall Carpet
KITCHEN	11'x13'	Upper	Vinyl
FAMILY	23'x26'	Lower	Wall to Wall Carpet
BEDROOM	11'x14'	Upper	Vinyl
BEDROOM	13'x13'	Upper	Wall to Wall Carpet
BEDROOM	9'x11'	Upper	Vinyl

BATHS: One Full Upper Level. One Half Lower Level
LAUNDRY: One Lower Level
HEATING: Oil Hot Air/ Central A/C-"AS IS"
WATER HEATER: Electric
BASEMENT: Full/Concrete Floor
GARAGE: Attached 4 Car Garage w. Electric Opener
WINDOWS/DOORS: Aluminum w/ Screens
WATER: Well
SEWER: On Site Septic
ROOF: Shingle

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