

# TAX MAP



# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**560 Martin's Corner Road**

**Coatesville, PA 19320**

**Well Kept Doublewide Home with Detached  
2 Story Garage/Barn on a 5 Acre+/- Lot  
Tuesday, September 21, 2021 - 6:00 PM**

West 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:** 560 Martin's Corner Road, Coatesville, PA 19320

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**DATE:** Tuesday, September 21, 2021 6 PM

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**OWNER:** BREE PARTNERS

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**★FEATURES★**

Well kept doublewide home with detached 2 story garage/barn on a 5 acre +/- lot. Private setting and seriously for sale – don't miss it!

**★SPECIAL FEATURES★**

Open Floor Plan with Cathedral Ceilings  
Dining Room Corner Wood Burning Fireplace  
Ceiling Fans in Living & Primary Bedroom  
Laundry/Mudroom off Kitchen  
8'x16' Deck  
Large 2 Story Garage/Barn Ideal for Horses

*NOTE: Currently rented at \$1,260/month on a month to month basis to a good tenant.*

**★PURCHASE PRICE INCLUDES★**

Refrigerator

Dishwasher

Electric Oven/Range

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.

Balance by October 29, 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★**

Wednesday, September 1, 2021 from 4-6<sup>pm</sup> &

Tuesday, September 21, 2021 from 5-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Route 340 West of Wagontown take Creamery Road North to Martin's Corner Road. Turn left to property on left.

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

**STYLE:** Doublewide Mobile Home  
**YEAR BUILT:** 1999  
**LOT DESCR:** 5 Acres +/- (Plot Plan on Back)  
**ZONING:** Agriculture Preserve  
**TAX PARCEL:** 28-05-0112  
**DEED REF:** 6852-492  
**LIVING AREA:**

**TAXES:**           **YEAR: 2021**  
           \$3,254           **School:** Coatesville Area  
           \$373           **County:** Chester  
           \$143          **Municipal:** West Caln Twp.  
           \$3,771       **TOTAL**

**3 Bedrooms 2 bath**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENT</b>
<b>LIVING</b>	13'x15'	1 <sup>st</sup>	Laminate
<b>DINING</b>	13'x15'	1 <sup>st</sup>	Laminate
<b>KITCHEN</b>	10'x13'	1 <sup>st</sup>	Vinyl
<b>BEDROOM</b>	12'x13'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	10'x12'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	11'x13'	1 <sup>st</sup>	Wall to Wall Carpet

**BATHS:** 2 Full on 1<sup>st</sup> Floor  
**LAUNDRY/MUDROOM:** Off Kitchen  
**HEATING:** Propane Hot Air Central A/C  
**WATER HEATER:** Electric  
**BASEMENT:** None  
**GARAGE:** 2 Story Garage/Barn  
**WINDOWS/DOORS:** Insulated  
**WATER:** Well  
**SEWER:** On Site Septic  
**ROOF:** Shingle

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