

# TAX MAP



## ★PERSONAL PROPERTY★

### ★Tools & Equipment★

Airens ST724 Snowblower, Cub Cadet LTX 1045 Hydro Lawn Tractor, Toro Self Propelled Mower, Lawn Cart, Shop Vac, Fishing Rods, Reels, Tackle Box, Laser Transit, Comealong, Hinge Mortising Machine, Mitre Saw on Stand, Tablesaw, Homelite Chainsaw, Gas Blower, Weedeater, Hedge Clippers, Ladders, Battery Charger, Pancake Air Compressor, Loading Ramps, Asst. Power & Hand Tools, Golf Clubs, Steel Shelves, Electrical Supplies, Gas Grill, Smoker & More.

### ★Furniture, Appliances, Household Goods★

Recliner, Matching Recliner & Reclining Sofa, Dining Room Table & 6 Chairs, Dropleaf Table, Toychest, Desk, Cedar Chest, 2 Pc. Maple Bedroom Suite, 5 Pc. Bedroom Suite, Chest of Drawers, Wicker Patio Chairs, Patio Table & 6 Chairs, Wicker Hamper, Rug, Vacuum, Records, Pictures, Lamps, Nail Keg, Fish Cane, Large Santa, X-Mas, Crocks, Cast Iron Skillets, Cast Iron Fish and Golfer Door Stops, Luggage, Fans, Nest of Mixing Bowls, Pots, Pans, Kitchenware, Flat Screen TVs, Window A/C Units, Microwave, Refrigerator/ Freezer, Washer, Dryer & More.

### ★Auctioneer's Note★

All Good Clean Merchandise at this One. Don't Miss it!

# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**730 Buck Run Road**

**Coatesville, PA 19320**

**Well Built 1 Story house with Attached 1  
Car Garage on a 1 Acre +/- Lot.**

**Antiques, Furniture, Cub Cadet Tractor,  
Tools & Household Goods**

**Wednesday, January 23, 2019 - 2:00 PM**

Real Estate at 4PM

BLIZZARD DATE – Wednesday, January 30, 2019



**BARR  
DAVIS**  
AUCTIONEERS, LLC  
AY-002084

Barr/Davis Auctioneers, LLC

Route 30 & Pequea Ave

P.O. Box 7, Gap PA 17527

(717) 442-9221

(610) 384-8433

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

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**ADDRESS:** 730 Buck Run Road, Coatesville, PA 19320

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**DATE:** Wednesday, January 23, 2019 2PM Real Estate at 4PM

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**OWNER:** Jeffrey W. Arvin, Estate

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### ★FEATURES★

Well Built & Kept 1 Story House with Attached 1 Car Garage on a 1 Acre +/- Lot. Great Country Location yet easy access to major routes Seriously for Sale-Don't miss it!

### ★SPECIAL FEATURES★

Maple Country Kitchen with Dining Area  
Huge Living Room with Brick Gas Fireplace  
Hardwood Floors, Except Kitchen & Baths  
12'x19' Enclosed Sunroom to Rear  
Ceiling Fans in Loving Room, Kitchen & Sunroom  
Lighted Closets & Ceramic Tiled Bath

### ★PURCHASE PRICE INCLUDES ★

Electric Cook top  
Electric Wall Oven

Water Conditioner  
Sump Pump

### ★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by February 28, 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, December 17, 2018 from 4-6<sup>pm</sup> &

Wednesday, December 19, 2018 from 4-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

### ★DIRECTIONS★

From Coatesville Take Route 82 South to Village of Ercildoun to Buck Run Road (At Triple Fresh Market) Turn Left to Property on Left

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

**STYLE:** Rancher  
**YEAR BUILT:** 1958  
**LOT DESCR:** 1 Acre +/- (Plot Plan on Back)  
**ZONING:** R2  
**TAX PARCEL:** 47-04-0154  
**DEED REF:** 829337  
**LIVING AREA:** 1,512 Sq. Ft

**TAXES:**           **YEAR: 2018**  
 \$4,076           **School:** Coatesville Area  
 \$485           **County:** Chester  
 \$333           **Municipal:** East Fallowfield Twp  
 \$4,893           **TOTAL**

**3 Bedrooms 2 bath**

ROOM	SIZE	LEVEL	COMMENT
LIVING	13'x24'	1 <sup>st</sup>	Hardwood
DINING	10'x12'	1 <sup>st</sup>	Hardwood
KITCHEN	12'x14'	1 <sup>st</sup>	Vinyl
BEDROOM	11'x15'	1 <sup>st</sup>	Hardwood
BEDROOM	9's10'	1 <sup>st</sup>	Hardwood
BEDROOM	11's12'	1st	Hardwood

**BATHS:** 2 Full on 1<sup>st</sup> Floor  
**LAUNDRY:** Area in Basement  
**HEATING:** Gas/Hot Water Baseboard/Central A/C  
**WATER HEATER:** Electric  
**BASEMENT:** Full/Concrete Floor/Garage Entrance  
**GARAGE:** 1 Car Attached w. Electric Opener  
**WINDOWS/DOORS:** Insulated Windows  
**WATER:** Well  
**SEWER:** On-Site Septic  
**ROOF:** Shingle

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