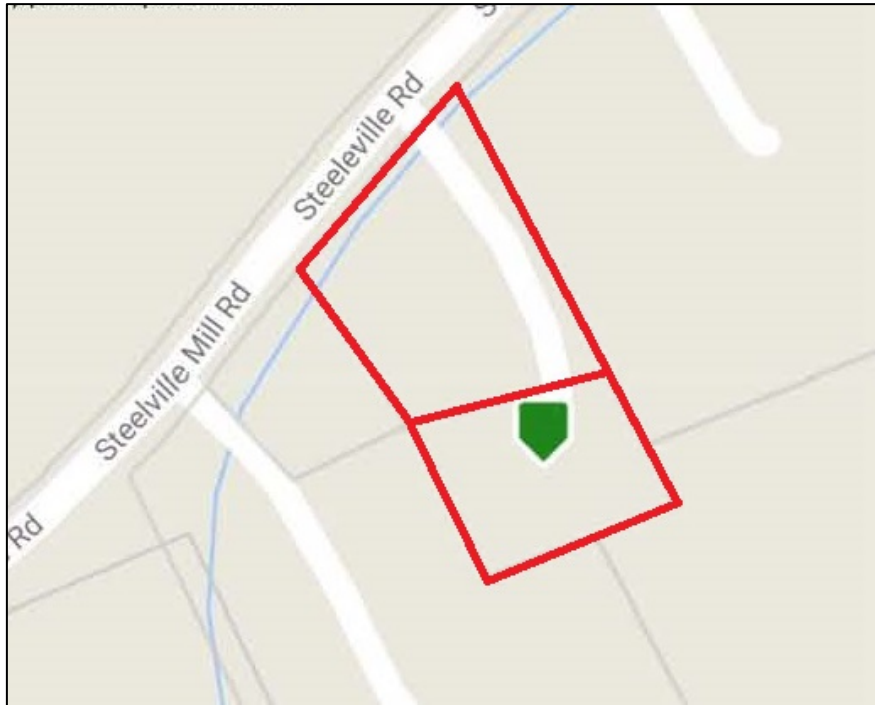


TAX MAP



PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**848 Steelville Mill Road,
Atglen PA 19310**

*Note: Auction will be held at 580 Fallowfield Rd
(where we are offering a 104+/- Acre Farm at 6:00pm).
Bi-Level Home with Built-in 2 Car Garage
on 1.37 Acres^{+/-} (2 Separate Tax Parcels)*

Tuesday, March 13, 2018 - 6:30 PM

Blizzard Date: 3/15/18 - 6:30 PM



**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

ADDRESS: 848 Steelville Mill Rd, Atglen PA 19310

DATE: Tuesday, March 13, 2018 · 6:30^{pm}

OWNER: Grace M. Hawthorne & Diane L. Aretz

★FEATURES★

Country Bilevel home with built-in 2 car garage on a 1.37+/- acre lot bordering farmland to rear. Great location with easy access to major routes. Don't miss it!

★SPECIAL FEATURES★

Master bedroom with private full bath;
Kitchen/dining area cathedral ceiling with granite counters & stainless steel appliances;
Lower level family room w/brick fireplace & half bath;
28'x28'+/- Rear deck.

Note: Property to be sold at 580 Fallowfield Road (where we are offering a 104+/- Acre Farm at 6:00pm same night).

★PURCHASE PRICE INCLUDES ★

SS Side-by-side refrigerator SS Electric oven/range
SS Built-in dishwasher Security system

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by May 3, 2018.

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★

Thursday, February 15, 2018 from 3-5^{pm} &

Sunday, February 18, 2018, 2018 from 2-4^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt 41 & Rt 372 Intersection at Atglen, take Rt 372 West to stop, Left on Old Newport Pike, Right on Steelville Mill Rd, to property on Left.

STYLE: Bi-level

YEAR BUILT: 1992+/-

LOT DESCR: .59+/- & .78+/- Acre lots

ZONING: W Fallowfield Twp: A6

W. Sadsbury Twp: Rural

TAX PARCEL: 44-01-0038 & 36-06-0016

DEED REF: 8986-212

LIVING AREA: 1,870+/- SF

TAXES: YEAR: 2017

\$3,759 \$83

416 9

190

\$4,366 \$97

School: Octorara

County: Chester

Municipal: W. Fallowfield Twp

Municipal: W. Sadsbury Twp

TOTAL \$4,463

3 Bedrooms 2½ baths

ROOM	SIZE	LEVEL	COMMENT
LIVING	17x13	Main	WW Carpet
DINING	12x13	Main	Wood Laminate
KITCHEN	13x11	Main	Ceramic Tile
FAMILY	16x24	Lower	WW Carpet
BEDROOM	14x14	Main	WW Carpet
BEDROOM	13x10	Main	WW Carpet
BEDROOM	10x10	Main	WW Carpet

BATHS: 2 Full on main, ½ on lower

LAUNDRY: Area in lower level ½ bath

HEAT/COOL: Heat pump/central AC

WATER HEATER: Electric

BASEMENT: Full/improved/outside entrance

GARAGE: 2 Car built-in w/electric openers

WINDOWS/DOORS: Insulated windows & doors

WATER: On site well

SEWER: On site septic

ROOF: Shingle

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