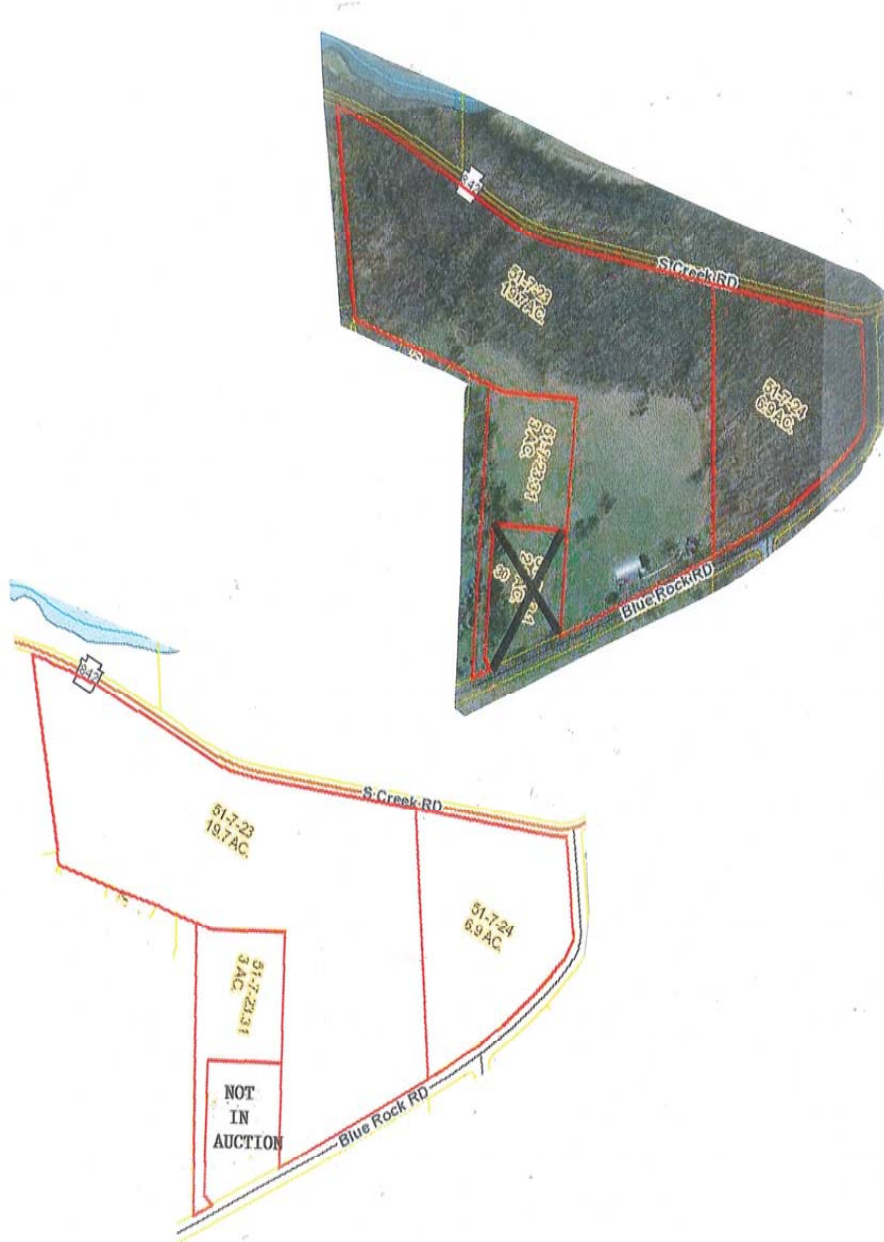


TAX MAP PLOT PLANS



PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**Circa 1800's Stone Farmhouse,
Updated with Additions & Large
Bank Barn 29 Acres +/- of Land**

190 Blue Rock Rd

West Chester PA 19382

Thursday, May 17, 2018 - 6:00 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: 190 Blue Rock Rd, West Chester PA 19382

DATE: Thursday, May 17, 2018

OWNER: Norman L. Folchman, Sr. Estate

★FEATURES★

Circa 1800's Stone Farmhouse w/additions and a 40'X90' Bank Barn on 29 acres of pasture and mature woodland. Zoned R-2 Residential

AUCTIONEERS NOTE: Properties are being sold subject to Act 319 Enrollment, Seller will NOT pay any penalty to remove Act 319 Status

★SPECIAL FEATURES★

Natural Wood Flooring in most areas

Living Room brick fireplace w/Heatolater

Updated Kitchen w/breakfast bar

14'X23' Family Room addition w/cathedral ceiling & ceiling fan

Master Bedroom w/ a 10'X10' dressing room/closet

Floored walk up attic storage

8'X19' Enclosed porch w/skylight & ceiling fan light

14'X24' Flagstone patio w/fishpond & waterfall

40'X90' Bank Barn with Quonset style roof w/electric and garage space

★PURCHASE PRICE INCLUDES ★

Electric Cooktop Double Wall Oven

Built in Dishwasher

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by July 10, 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, April 12, 2018 from 4-6^{pm} &

Sunday, April 15, 2018 from 2-4^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From West Chester Borough, take Rt 842 West approx. 2 miles to Blue Rock Rd, turn left to auction on left

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

STYLE: 2 Story Stone Farmhouse w/Addition

YEAR BUILT: 200 +/-

LOT DESCR: 29.6 Acre +/- Plot plan on back

ZONING: R-2 Residential

TAX PARCEL: 51-7-23, 51-7-23.31, 51-7-24

TAXES: 51-7-23 19.7 Acres +/-

\$2,573

544

124

\$3,241

TAXES: 51-7-23.31 3. Acres +/-

\$46

10

2

\$58

TAXES: 57-7-24 6.9 Acres +/-

\$71

15

3

\$89

YEAR: 2017

School: West Chester Area

County: Chester

Municipal: East Bradford Twp

TOTAL

YEAR: 2017

School: West Chester Area

County: Chester

Municipal: East Bradford Twp

TOTAL

YEAR: 2017

School: West Chester Area

County: Chester

Municipal: East Bradford Twp

TOTAL

3 Bedrooms 2 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	11x16	1st	Yellow Pine
DINING	13x16	1st	Yellow Pine
KITCHEN	12x18	1st	Vinyl
FAMILY	14x23	1 st	Hardwood
BEDROOM	13x16	2 nd	Yellow Pine
BEDROOM	11x15	2 nd	Wood Laminate
BEDROOM	11x16	2nd	Yellow Pine

BATHS: Full Bath on 1st and 2nd floors

LAUNDRY: Closet on 1st floor

HEATING: Oil Hot Water (3 zones)

WATER HEATER: Electric

BASEMENT: Partial/Concrete Floor

BANK/BARN: 40'X90'

WINDOWS/DOORS: Ins. Replacement/Wood w/Storm

WATER: Well

SEWER: On Site

ROOF: Shingle

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