

TAX MAP



★ INVESTMENT OPPORTUNITY ★
PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE
**114 Hamilton Avenue
Parkesburg, PA 19365**

**1 1/2 Story House with a Detached
Garage on a .33 Acre +/- Lot
Wednesday, January 13, 2021 - 4:00 PM**

(Blizzard Date Monday, January 18, 2021 – 4 PM)
Parkesburg Boro – Octorara School District



**BARR
DAVIS**
AUCTIONEERS, LLC

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

ADDRESS: 114 Hamilton Avenue, Parkesburg, PA 19365

DATE: Wednesday, January 13, 2021 4 PM

OWNER: White Stag Holdings, LLC.

★FEATURES★

Updated 1 ½ Story Home with Detached 1 Car Garage on a .33 Acre Lot. Located on a Low Traffic Street with Easy Access to Major Routes.

★SPECIAL FEATURES★

Updated Kitchen
New Insulated Windows & Front Door
Covered Front and Rear Porches

Note: Property is currently rented at \$1,100.00/month + Utilities on a month to month basis. *Tenant would like to stay.*

★PURCHASE PRICE INCLUDES★

Oven/Range

Refrigerator

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by February 26, 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, December 30, 2020 from 3-5^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 10 and Route 372 at Parkesburg, take Route 10 North to Chapel Avenue. Turn Left to Green Street. Turn right to Hamilton Avenue. Turn Right to auction.

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

STYLE: 1 ½ Story Cape Cod
YEAR BUILT: 1939 +/-
LOT DESCR: .33 Acre +/- (Plot Plan on Back)
ZONING: R2
TAX PARCEL: 08-04-0010
DEED REF: 8837-445
LIVING AREA: 1,058 sf +/-

TAXES: **YEAR: 2020**
 \$3,479 **School:** Octorara Area
 \$372 **County:** Chester
 \$872 **Municipal:** Parkesburg Boro
 \$4,722 **TOTAL**

3 Bedrooms 1 bath

| ROOM | SIZE | LEVEL | COMMENT |
|-------------|---------|-----------------|---------------------|
| LIVING ROOM | 11'x14' | 1 st | Wall to Wall Carpet |
| DINING ROOM | 12'x12' | 1 st | Laminate |
| KITCHEN | 10'x13' | 1 st | Vinyl |
| BEDROOM | 9'x12' | 1 st | Wall to Wall Carpet |
| BEDROOM | 11'x12' | 2 nd | Wall to Wall Carpet |
| BEDROOM | 10'x11' | 2 nd | Wall to Wall Carpet |

BATHS: 1 Full on 1st Floor
LAUNDRY: Area in Basement
HEATING: Electric Baseboard
WATER HEATER: Electric
BASEMENT: Full/Concrete Floor
GARAGE: 1 Car Detached
WINDOWS/DOORS: Insulated Replacement
WATER: Public
SEWER: On-Site Septic
ROOF: Shingle

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