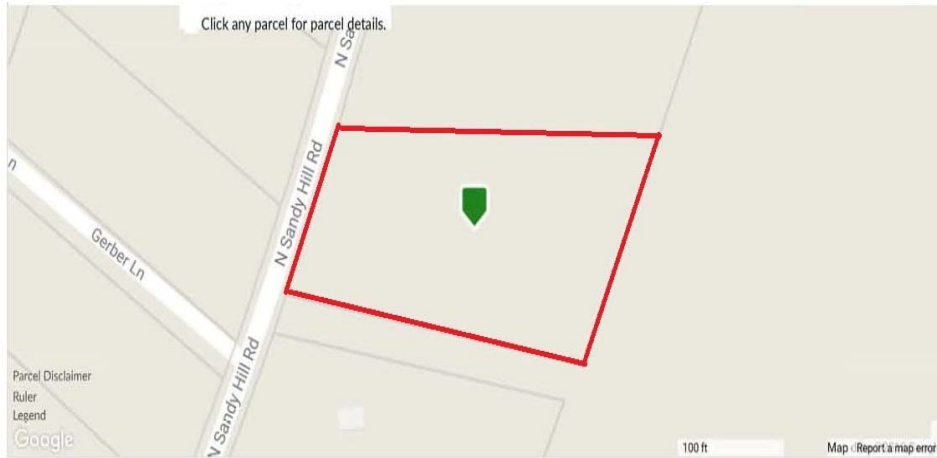


TAX MAP



PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE
**Custom 1 ½ Story Home with Attached 1 Car
Garage & In Ground Pool on a 2.5 Acre
Landscaped Lot**

**604 N Sandy Hill Rd
Coatesville, PA 19320**

Tuesday, June 12, 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: 604 N Sandy Hill Rd Coatesville, PA 19320
DATE: Tuesday, June 12, 2018 – 6:00 PM
OWNER: Steven D. & Stacey B. Johnson

★FEATURES★

Doutrich Custom Built Cape Cod with attached garage & Sylvan In-Ground Pool on a 2.5 Acre +/- lot with mature trees and shrubbery.
 Great location with easy access to major routes.

★SPECIAL FEATURES★

Living Room brick fireplace with heatolater
 Krown Custom Kitchen w/ceiling fan/light
 2nd flr Bedroom w/built-in shelving
 Lower Level Family Room w/brick hearth & woodstove
 Timed Exterior Lighting & Lighted Closets
 13' X 24' Covered Patio
 Sylvan In Ground Pool w/Dive

★PURCHASE PRICE INCLUDES ★

Electric Oven/Range	Built In Dishwasher
Microwave Fan/Hood	Garbage Disposal
Kohler Generator	Swing Set
Pool Table	Storage Barn
Solar Pool Equipment	Woodstove

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
 Balance by July 26, 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, May 10, 2018 from 4-6^{pm} &
 Tuesday, May 15, 2018 from 4-6^{pm}
 Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt. 30 Bypass take Rt. 82 North to Rt. 340; take Rt. 340 West past Kings Highway School to Sandy Hill Rd, turn right to property on right.

The information contained in this brochure is believed to be accurate,

STYLE: 1 ½ Story Cape Cod
YEAR BUILT: 41 years +/-
LOT DESCR: 2.5 Acres +/- (plot plan on back)
ZONING: R-1 Residential
TAX PARCEL: 28-02-0084.0900
DEED REF: Book 34274, Page 374
LIVING AREA: 1,649 Sq. Ft. +/-

TAXES: \$5,084
 636
 146
 \$5,866
YEAR: 2017/2018
School: Coatesville Area
County: Chester
Municipal: West Caln Township
TOTAL

4 Bedrooms 2 bath

ROOM	SIZE	LEVEL	COMMENT
FOYER	4X6	1 ST	Flagstone
LIVING	16X17	1 st	W/W Carpet
DINING ROOM	10X11	1 st	W/W Carpet
KITCHEN	11x11	1st	Wood Laminate
FAMILY ROOM	18x26	Lower	W/W Carpet
BEDROOM	12x13	1 st	W/W Carpet
BEDROOM	11x11	1 st	Wood Laminate
BEDROOM	13x17	2 nd	W/W Carpet
BEDROOM	13x17	2 nd	W/W Carpet

BATHS: One Full Bath on 1st & 2nd Flrs
LAUNDRY: Area in Basement w/laundry tub
HEATING: Oil Hot Air
COOLING: Central A/C
WATER HEATER: Electric
BASEMENT: Full/Improved/Outside Entrance
GARAGE: 1 Car Attached w/Electric Opener
STORMWINDOWS/DOORS: Aluminum w/screens
WATER: Public & Well
SEWER: On-site
ROOF: Shingle

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