

TAX MAP



★PERSONAL PROPERTY★

★Lawn & Garden Equipment & Tools★

Kubota 21 HP diesel Glidesteer 1457 Hrs-54” Deck, Parker Conestoga Trail yard vac, Gravely garden tractor w/ Rototiller, Briggs Straton push mower, Echo SRM 2200 weed whacker, Shimdawa gas leaf blower, Stihl 015 AB chainsaw w/ case, hose & reel, DOD diesel generator, Delta drill press, Wildman punch press, Rockwell bench grinder & stand, Gemco belt sander w/ dust collector, Arbor press w/ stand, Grob International band saw, drilling machine, industrial rolling cart, Chicago Magnifier w/ light, workbenches, parts bins, upright organizer, drafting table, floor jack, Speedaire air compressor, acetylene torch, galvanized buckets & watering can, Werner step ladder, wheel barrow, Millteste rotary test head w/ case, nuts, bolts, Toolboxes, Leer Red pickup cap 6’ fits 2007 Dodge Ram and others, patio set w/ 6 chairs, and more.

★Collectables & Household Goods★

Panasonic microwave, Whirlpool refrigerator/freezer, Woods chest freezer, electric washer, dryer, Kitchenaide side by side refrigerator/freezer w/ ice & water, 3 window A/C, floor fan, Invacare reliant 450 electric lift, hospital bed, potty chair, walker, Kimball piano, Baldwin organ, 5 pc full size maple BR suite, 3 pc full size pine BR set, 2 pc full size BR set, nightstands, dresser w/ mirror, cedar chest, painted blanket chest, recliners, swivel rockers, TV stand, wooden tv trays, card tables, poker table, 6’ folding table, end tables, dropleaf coffee table, sofa, loveseat & chair, oak pedestal table w/ 5 chairs, cherry dining room extension table w/ 6 plank bottom chairs, kneehole desks, office chairs, 2 & 4 drawer file cabinets, caned & uncaned seated chairs, wooden rockers, desk, china cupboard, floor & table lamps, exercise equipment, sewing machine bench, Glen Davis photos, Lauder picture, 5 gallon crock, crock jugs, Eldreth pottery, Noritake service for 12, sterling silver spoons, apothecary bottles, Tartan wooden prune box, child’s board games, chalk board, child’s wooden ironing board, doll crib, child’s bouncer, 45 and 33 vinyl records, Mrs. Butterworth bottles, marble table top, costume jewelry, jewelry boxes, pocketknives, typewriters, Christmas decorations, fire extinguishers, mantle clock, artist supplies, Guardianware, flatware, punch bowl, canning jars, Pfaltzgraff dishes, lots of costume jewelry and more.

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**218 Overlook Drive
Coatesville, PA 19320**

**Large One Story Brick Home w/ Attached 2
Car Garage on a .64 Acre +/- Landscaped Lot
Antiques, Furniture, Glassware, Power Tools,
Kubota 21 HP Diesel Lawn Tractor &
Household Goods**

Saturday, November 7, 2020 - 9:00 AM

Real Estate at Noon

West Brandywine Twp – Coatesville Area School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 218 Overlook Drive, Coatesville, PA 19320

DATE: Saturday, November 7, 2020 9AM Real Estate at Noon

OWNER: David F. Sergeant, Estate

★FEATURES★

Well built and spacious one story home with attached 2 car garage on a level .64 acre +/- landscaped lot. Great location with easy access to major routes. Seriously for sale – don't miss it!

★SPECIAL FEATURES★

Master Bedroom Addition w/ Full Bath, & a 5th Bedroom or Den Adjacent
Updated Oak Kitchen with Dining Area
Large Formal Living Room
Lower Level Knotty Pine Family Room w/ Brick Fireplace with Propane Insert
24'x25' "L" Shaped Shop in Basement with Heat and Wall A/C Unit
11'x15' Partially Covered Front Porch
11'x21' Partially Covered Rear Patio
Solar Assist Hot Water Supply

★PURCHASE PRICE INCLUDES★

Built in Dishwasher
3 Phase Electric Converter in Shop
Water Conditioner
Propane Oven/Range
Storage Shed

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by December 11, 2020.

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, October 7, 2020 from 4-6^{pm} &
Sunday, October 11, 2020 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt. 30 Bypass take Rt 82 North to Rt. 340, turn left to Pratts Dam Road (1st Right). Turn right to Overlook Drive. Turn right to property on right.

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

STYLE: One Story Brick Rancher
YEAR BUILT: 1961 Addition Added 1973
LOT DESCR: .64 Acre +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 29-07-0129.2800
DEED REF: B44-111
LIVING AREA: 2,242 sf +/-

TAXES: **YEAR: 2020**
 \$5,480 **School:** Coatesville Area
 \$627 **County:** Chester
 \$531 **Municipal:** West Brandywine Twp
 \$6,638 **TOTAL**

4/5 Bedrooms 3 bath

ROOM	SIZE	LEVEL	COMMENT
FOYER	4'x9'	1 st	Vinyl
LIVING ROOM	14'x21'	1 st	Wall to Wall Carpet/ Hardwood
DINING ROOM	10'x17'	1 st	Wall to Wall Carpet/ Hardwood
KITCHEN	10'x17'	1 st	Vinyl
FAMILY	14'x24'	Lower	Asphalt/Tile
BEDROOM	11'x16'	1 st	Wall to Wall Carpet
BEDROOM	11'x12'	1 st	Hardwood
BEDROOM	10'x14'	1 st	Hardwood
BEDROOM	10'x14'	1 st	Wall to Wall Carpet/ Hardwood
BEDROOM/DEN	9'x13'	1 st	Wall to Wall Carpet/

BATHS: 3 Full Baths on 1st Floor
LAUNDRY: Area in Basement
HEATING: Fuel Oil Hot Water Baseboard Solar
WATER HEATER: Summer/Winter Hook Up w/ Solar Assist
BASEMENT: Full/Partially Improved/Outside Entrance
GARAGE: 2 Car Attached
WINDOWS/DOORS: Insulated Replacement Windows
WATER: Well
SEWER: On Site Septic
ROOF: Shingle

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