

TAX MAP



★PERSONAL PROPERTY★

★2013 KIA SEDONA VAN★

69,350 miles, Rear A/C, inspected, clean and in Good Condition, silver.



★ANTIQUES, FURNITURE & APPLIANCES★

Large oak dining room suit w/ table, 6 chairs, buffet & china cupboard, large wood bench, glass door bookcase, hall rack, chest desk, desk cabinet, loveseat sofa bed, (2) butcher block tables on wheels, dinette set, tile top stand, swivel shelf, upholstered chairs, ottoman, single daybed, double spindle bed & dresser, queen bed w/ mattress, large dresser w/ mirror, painted computer desk, office chair, CD stand, early child's chair, cane seated chairs, floor & table lamps, wall mirrors, bookshelves, GE washer/dryer, patio table w/ 10 chairs & more.

★ANTIQUES, COLLECTABLES & HOUSEHOLD GOODS★

Large gaudy pitcher, (2) Roseville vases, blue butterfly opalescent under glass tray, wall mirrors & pictures, early books, lots of CDs, (2) 3' (2) 4' ss metro shelving, cast iron pans, assorted pots & pans & kitchen items, dishes, eye vac system, push mowers, yard tools & more.

★DOG GROOMING EQUIPMENT★

Grooming table, dog bath sink, pet ladders, portable dog kennel & more.

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

2255 Strasburg Road

Coatesville, PA 19320

**Large Custom Unique One Story Home on a
1 Acre +/- Level Lot.**

**Antiques, Furniture, Collectables, Glassware,
Dog Grooming Items & Household Goods,
2013 Kia Sedona Van (Nice)**

Tuesday, November 17, 2020 - 1:00 PM

East Fallowfield Twp – Coatesville Area School District
Real Estate to be Sold at 4 PM



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 2255 Strasburg Road, Coatesville, PA 19320

DATE: Tuesday, November 17, 2020 1:00 PM

Real Estate to be Sold at 4 PM

OWNER: Joy E. Windle, Estate

★FEATURES★

Large one story home with modern flair on a 1 acre +/- level lot of land. Many quality & unique features. Seriously for Sale – Don't miss it!

★SPECIAL FEATURES★

Large Maple Kitchen with Corean Counters and Top of the Line Appliances.
And Window Seat.

Dining Area with Propane Fireplace and Built in Shelving.

Large Living Room with Brick Fireplace and Sitting Area.

Primary Bedroom Suite with Full Bath and a 8'x8' Hot Tub Room, Plus Walk
in Closet & Propane Unit Heater

16'x22' Flagstone Patio

20'x20' Laminate Deck

Dog Kennel with Fenced Running Area
Storage shed

★PURCHASE PRICE INCLUDES★

Studio 6 Burner Propane Cook Top

Jennair Double Electric Wall Oven

Miele Stainless Steel Built In Dishwasher

Kenmore Elite Full Size Stainless Steel Side by Side Refrigerator/Freezer

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by December 30, 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★

Thursday, October 22, 2020 from 4-6^{pm} &

Sunday, October 25, 2020 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Coatesville take Route 82 South to Strasburg Road. Turn left. Property
on left across from East Fallowfield School

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

STYLE: One Story Rancher
YEAR BUILT: 1958
LOT DESCR: 1 Acre +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 47-05-0030
DEED REF: 2544-120
LIVING AREA: 2,452 sf +/-

TAXES: YEAR: 2020

\$5,516

School: Coatesville Area

\$631

County: Chester

\$433

Municipal: East Fallowfield Twp.

\$6,580

TOTAL

3 Bedrooms 2 1/2 bath

ROOM	SIZE	LEVEL	COMMENT
SITTING AREA	11'X11'	1st	Ceramic Tile
LIVING ROOM	13'X20'	1st	Ceramic Tile
DINING ROOM	11'X14'	1st	Bamboo
KITCHEN	15'X22'	1st	Ceramic Tile
BEDROOM	15'X15'	1st	Ceramic Tile
BEDROOM	12'X15'	1st	Concrete
BEDROOM	10'X13'	1st	Concrete

BATHS: 2 1/2 Baths

LAUNDRY: 10'x12' Laundry Room

HEATING: Oil Hot Water/Central Air

WATER HEATER: Summer/Winter Hookup

BASEMENT: None

GARAGE: Off Street Parking

WINDOWS/DOORS: Insulated Windows

WATER: Well

SEWER: On-Site Septic

ROOF: Shingle

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