

# TAX MAP



## ★PERSONAL PROPERTY★

### Furniture, Appliances & Collectables

2 Pc full size BR set, maple 4 pc king size BR set, king sized bed, pine child's desk, child's wooden chair, wood desk, Lazyboy lift recliner, recliners, sofa & loveseat, futon dining room set, pedestal tables, pine dry sink, octagon lighted curio, pine chest of drawers, pine cupboard, oak high chair, oak dinette set, computer desk, computers, end tables, metal wardrobes, tv stand, flat screen tv, bench, lamps, stairlift, treadmill, lamps, upright freezer, Amana washer, dryer, ceramic Christmas tree, costume jewelry, brass birds, figurines, refrigerator

### Lawn & Garden & Tools

Croquette set, MTD snowblower, fertilizer spreader, Shop Vac, car ramps, self-propelled push mower, yard tools, air compressor, weed eaters, Werner 8' step ladder, aluminum extension ladder, hand truck, wheelbarrow, assorted hand power tools & more.

**★INVESTOR ALERT★**  
**PUBLIC AUCTION**

VALUABLE CHESTER CO. REAL ESTATE  
**755 Reeceville Road**  
**Coatesville, PA 19320**

**2 Story Home with 2 Car Attached Garage on  
a Level 1 Acre Lot**

**Antiques, Furniture, Glassware, Books, Tools  
& Household Goods**

**Wednesday, September 28, 2022 - 2:00 PM**

Real Estate to be Sold at 6 PM

West Brandywine Twp. – Coatesville Area School District



**BARR  
DAVIS**  
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

[www.barrdavis.com](http://www.barrdavis.com)

AY-002084

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**ADDRESS:** 755 Reeceville Road Coatesville, PA 19320

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**DATE:** Wed., September 28, 2022 - 2 PM  
Real Estate at 6 PM

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**OWNER:** Fred K. Barclay, Trustee of the Fred K. Barclay  
and Donna E. Barclay Revocable Living Trust

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**★FEATURES★**

2 Story Home with Attached 2 Car Garage on a Level 1 Acre  
Lot. Great Location with easy access to major routes.  
Needs Some Work. Seriously for Sale. Don't Miss It!

**★SPECIAL FEATURES★**

Living & Dining Room Hardwood Flooring under Carpet  
Oak Country Kitchen with Dining Area  
1<sup>st</sup> Floor Family Room w/Stone Fireplace & Gas Logs  
8' X 12' Concrete Patio  
Fenced Rear Yard  
Stair Glide from 1<sup>st</sup> to 2<sup>nd</sup> Floor

**★PURCHASE PRICE INCLUDES ★**

Electric Oven/Range                      Built-In Dishwasher  
Hot Tub

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.  
Balance by November 4, 2022.  
Buyer pays all Realty Transfer Taxes.

**★OPEN FOR INSPECTION★**

Tuesday, September 13, 2022 from 4-6<sup>pm</sup> &  
Sunday, September 18, 2022 from 1-3<sup>pm</sup>  
*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Route 30 Bypass, take Reeceville Road Exit to Reeceville Road, turn right to  
property approximately 2 miles on the right

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

**STYLE:** 2 Story Colonial  
**YEAR BUILT:** 1983  
**LOT DESCR:** 1 +/- Acre (Plot plan on back)  
**ZONING:** Residential  
**TAX PARCEL:** 29-07-0118.0100  
**DEED REF:** Book 5146 Page 1027  
**LIVING AREA:** 1,760 sq. ft.

**TAXES:**           **YEAR: 2022**  
           \$6,201           **School:** Coatesville Area  
           \$711           **County:** Chester  
           \$579           **Municipal:** West Brandywine Twp  
           \$7,490       **TOTAL**

**4 Bedrooms 2 1/2 Bath**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENT</b>
<b>FOYER</b>	5'x11'	1 <sup>st</sup>	Wood Laminate
<b>LIVING</b>	12'x17'	1 <sup>st</sup>	W/W Carpet/Hardwood
<b>DINING</b>	9'x12'	1 <sup>st</sup>	W/W Carpet/Hardwood
<b>KITCHEN</b>	11'x19'	1 <sup>st</sup>	W/W Carpet
<b>FAMILY</b>	11'x20'	1 <sup>st</sup>	W/W Carpet
<b>RECROOM</b>	12'x18'	Lower	W/W Carpet
<b>BEDROOM</b>	12'x15'	2 <sup>nd</sup>	W/W Carpet
<b>BEDROOM</b>	10'x14'	2 <sup>nd</sup>	W/W Carpet
<b>BEDROOM</b>	10'x10'	2 <sup>nd</sup>	W/W Carpet
<b>BEDROOM</b>	10'x10'	2 <sup>nd</sup>	W/W Carpet

**BATHS:** 2 Full Baths on 2<sup>nd</sup> Floor, ½ Bath 1<sup>st</sup> Floor  
**LAUNDRY:** Hookups in Dining Area & Basement  
**HEATING:** Gas Hot Air, Central A/C  
**WATER HEATER:** Electric  
**BASEMENT:** Full/Concrete Floor/Partial Improved  
**BASEMENT:** Outside Entrance  
**GARAGE:** 2 Car Attached w/Electric Opener  
**WINDOWS/DOORS:** Insulated Windows and Doors  
**WATER:** Well  
**SEWER:** On-Site, Public to be connected by Seller  
**ROOF:** Shingle

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