

# TAX MAP



## ★PERSONAL PROPERTY★

### ★Car★

2015 Honda CR-V AWD 118,000 miles - one owner

### ★John Deere Garden Tractors★

John Deere X590 W/ 54" deck, 2 stage snow blower, wheel weights, 4.2 hours-  
in like new condition

John Deere 317 w/ mower deck, snow blower & chains

John Deere GX255 w/ 54" mower 704 hours

John Deere 15 dump cart

### ★Lawn, Garden & Tools★

Kobalt tool cabinet w/ tools, Ryobi table saw, Chicago Electric wet table saw, DeWalt power saws, Ryobi blower, DeWalt batteries, hedge trimmers, Werner 8' step ladder, yard tools, wheel barrow, scaffolding, large concrete pedestal urn, 7 concrete urn planters, hammock stand, concrete lion fountain, iron tiki torches, concrete water fountain, stone top patio table w/ 2 chairs, hightop patio table w/ 2 chairs, crab steamer, 10x10 proshade instant canopy w/ sides-like new & more.

### ★Guns★

.22 bolt action marlin w/ scope, Stevens model 311 .12 gauge double barrel,  
HR 12 gauge single shot, Gardone .22 cal pistol

### ★Furniture & Household Goods★

Recliner, loveseat w/ matching recliner, electric recliner, oak end tables, large 65" flat screen TV w/ Bose surround system, swivel leather recliner w/ foot stool, oak vanity w/ bench, arm chairs, coffee table, crescent table, carved cabinet, Amana dryer, GE washer, lacquered 3 shelf bamboo hall stand, oak high top table w/ built in lazy Susan & 8 chairs, buffet, china cupboard, wooden trashcan, 4-five shelf bookcases, concrete pedestals, wine cabinet, loveseat w/ matching recliner & chair, coffee & end tables w/ iron legs, 4 pc full size bedroom set, queen size bed w/ huge oak headboard, hutch, loveseat, library table, chest of drawers, oak dresser w/ mirror, beveled wall mirror, end tables, chairs, mirrors, stand, iron plant stand, house plants, large vase candle holders, scones, small appliances, linens, blankets & more.

# PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

**158-A Harristown Road**

**Paradise, PA 17562**

**Large Custom Built 2 Story Home with Attached 2 Car Garage on a 3 Acre +/- Lot with a Spectacular Panoramic Farmland View. Seriously For Sale – Don't Miss it!**

**(3) John Deere Lawn Tractors with Accessories, Furniture, Glassware, Collectables, Tools, Lawn & Garden Items & HH Goods**

**Tuesday, May 24, 2022 – 3:00 PM**

Real Estate at 6 PM

Paradise Twp – Pequea Valley 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:** 158-A Harristown Road, Paradise, PA 17562

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**DATE:** Tuesday, May 24, 2022 3 PM Real Estate at 6 PM

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**OWNER:** W. Ross & Rosemarie M. Carroll

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**★FEATURES★**

Large custom built 2 story home with quality features throughout on a 3 acre +/- lot with spectacular panoramic farmland views. One of a kind find that is seriously for sale – don't miss it!

**★SPECIAL FEATURES★**

Large Living Room with a 7'x12' Sitting Area with Farmland Views  
Huge Custom Country Kitchen w/ Island. Painted Maple Cabinetry w/  
Granite Counters & Ceramic Backsplash  
Large Primary Bedroom with Separate 11'x13' Sleeping Area. Dressing  
Area with Walk in Closet and Full Bath  
Large Family/Sunroom Addition with 16' Ceiling and Large Windows.  
Stone Interior Half Walls and Wood Ceiling  
8'x15' 2<sup>nd</sup> Entry Area Between Kitchen and Garage w/ Ceramic Tile Floor  
Oversized 2 Car Garage w/ Built in Cabinetry  
Ceiling Fans in All Bedrooms, Foyer & Family/Sunroom  
16'x25' Stone Paver Patio  
8'x26' Covered Front Porch

**★PURCHASE PRICE INCLUDES★**

5 Burner Electric Induction Cooktop                      Double Wall Oven  
2 Drawer Dishwasher    Garbage Disposal  
Side by Side Refrigerator                                      500 Gal. Propane Tank  
(2) Breakfast Bar Stools

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.

Balance by June 30, 2022.

Buyer pays all Realty Transfer Taxes.

**★OPEN FOR INSPECTION★**

Wednesday, April 27, 2022 from 4-6<sup>pm</sup> &

Sunday, May 1, 2022 from 1-3<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Route 30 at Vintage Sales Stables take Vintage Road North to  
Harristown Road. Turn right to property on right.

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

**STYLE:** Custom Built 2 Story  
**YEAR BUILT:** 1999  
**LOT DESCR:** 3 Acre +/- (Plot Plan on Back)  
**ZONING:** Residential  
**TAX PARCEL:** 490-40971-0-0000  
**DEED REF:** 6187-665  
**LIVING AREA:** 3,305 sf +/-

**TAXES:**           **YEAR: 2022**  
 \$5,102           **School:** Pequea Valley  
 \$971             **County:** Lancaster  
 \$370           **Municipal:** Paradise Twp  
 \$6,443           **TOTAL**

**3 Bedrooms 2 baths**

ROOM	SIZE	LEVEL	COMMENT
FOYER	8'x10'	1 <sup>st</sup>	Ceramic Tile
LIVING	13'x17'	1 <sup>st</sup>	Wall to Wall Carpet
DEN/OFFICE	9'X12'	1 <sup>st</sup>	Vinyl Plank
KITCHEN/ DINING	13'x26'	1 <sup>st</sup>	Ceramic/Mosaic Tile
FAMILY	19'x28'	1 <sup>st</sup>	Ceramic Tile
BEDROOM	13'x21'	2 <sup>nd</sup>	Wall to Wall Carpet
BEDROOM	13'x13'	2 <sup>nd</sup>	Vinyl Plank
BEDROOM	12'x14'	2 <sup>nd</sup>	Vinyl Plank

**BATHS:** 2 Full Baths on 2<sup>nd</sup> Floor  
**LAUNDRY:** 7'x9' on 1<sup>st</sup> Floor  
**HEATING:** Propane Hot Water Radiant Floor  
**WATER HEATER:** Electric  
**BASEMENT:** Slab  
**GARAGE:** 27'x27' 2 Car Attached w/ Electric Op  
**WINDOWS/DOORS:** Insulated Windows and Doors  
**WATER:** Well  
**SEWER:** On Site Septic  
**ROOF:** Shingle

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