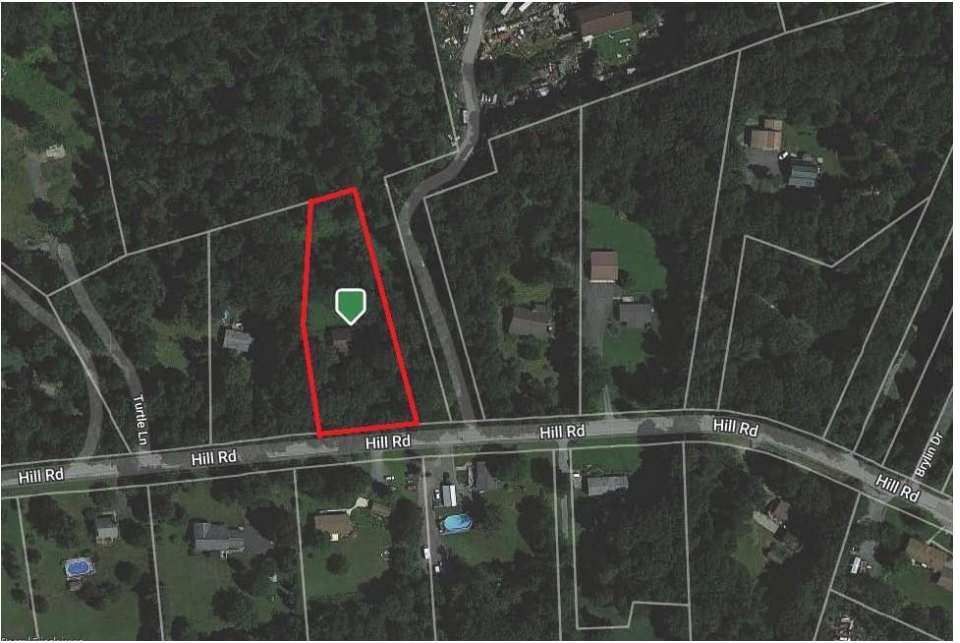


# TAX MAP



## ★PERSONAL PROPERTY★

### ★Appliances, Furniture & Household Goods★

Bosch washer & dryer-like new, 3 Door SS LG refrigerator/freezer, Frigidaire upright freezer, Shark stick vac, Bissell spin wave, Hunter floor fan, Metro shelving, secretary desk, Colonial Grandfather clock, full size metal bed, queen size headboard-NIB, dining room table & 5 chairs, flat screen TVs, oak dresser with mirror, chest of drawers, book shelves, floor mirrors, hall table, Baldwin piano & bench, hutch, quilt rack, outdoor furniture, bar stools, shelves-NIB, pots, pans, kitchenware, fiesta ware,

Waterford crystal, stemware, bird bath, computers, electronics, electric fireplace, Christmas trees-NIB, QVC items-NIB, & more

*This is a large auction with many new items in box.*

*Don't miss it!*

# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**381 Hill Road**

**Honey Brook, PA 19344**

**Well-Built One-Story Home w/ Attached 2 Car  
Garage on a 1 Acre +/- Lot w/ Fenced Yard**

**Antiques, Furniture, Glassware, Tools, Many New  
QVC Items & Household Goods**

**Wednesday, October 16, 2024 - 10:00 AM**

Real Estate to be Sold at 1 PM

West Caln Twp – Coatesville 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:** 381 Hill Road, Honey Brook, PA 19344

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**DATE:** Wednesday, October 16, 2024 – 10<sup>AM</sup> Real Estate at 1<sup>PM</sup>

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**OWNER:** Lynn M. Carson

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### ★FEATURES★

Well-built one-story home w/ attached 2 car garage on a 1 acre <sup>+/-</sup> lot.  
Needs some updating. Seriously for sale-don't miss it!

### ★SPECIAL FEATURES★

Large Living Room with Ceiling Fan  
Dining area Propane Fireplace  
1<sup>st</sup> floor Laundry/Mudroom off Kitchen  
Ceiling Fans in all Bedrooms  
4'x24' Covered Front Porch  
12'x12' Rear Deck  
Fenced Back Yard

### ★PURCHASE PRICE INCLUDES★

Propane Oven/Range  
Dishwasher  
Water Softener/Conditioner

### ★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.  
Balance by November 27, 2024.  
Buyer pays all Realty Transfer Taxes.

### ★OPEN FOR INSPECTION★

Sunday September 15 2024 from 1-3<sup>pm</sup> &  
Wednesday, September 18, 2024 from 4-6<sup>pm</sup>  
*Call Auctioneers for complete brochure or private showing.*

### ★DIRECTIONS★

From Rt. 340 & Rt. 10 Intersection at Compass take route 10 N.  
approximately 2 miles to Hill Road. Bear right to property on  
left.

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

**STYLE:** One Story  
**YEAR BUILT:** 1989  
**LOT DESCR:** 1 Acre +/- (Plot Plan on Back)  
**ZONING:** Residential  
**TAX PARCEL:** 28-02-0109  
**DEED REF:** 6690-2129  
**LIVING AREA:** 1,452 sq ft +/-

**TAXES:**           **YEAR: 2023**  
 \$4,972           **School:** Coatesville Area  
 \$541             **County:** Chester  
 \$356           **Municipal:** West Caln Twp.  
 \$5869           **TOTAL**

**3 Bedrooms 2 bath**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENT</b>
<b>LIVING</b>	13'x23'	1 <sup>st</sup>	Plywood
<b>DINING</b>	12'x14'	1 <sup>st</sup>	Plywood
<b>KITCHEN</b>	12'x12'	1 <sup>st</sup>	Vinyl
<b>FAMILY</b>	9'x14'	1 <sup>st</sup>	Vinyl
<b>BEDROOM</b>	12'x14'	1 <sup>st</sup>	Plywood
<b>BEDROOM</b>	11'x12'	1 <sup>st</sup>	Plywood
<b>BEDROOM</b>	11'x11'	1 <sup>st</sup>	Wall to Wall Carpet

**BATHS:** 2 Full Baths on 1<sup>st</sup> Floor  
**LAUNDRY:** 7'x9' Vinyl on 1<sup>st</sup> Floor  
**HEATING:** Electric Heat Pump/Central A/C  
**WATER HEATER:** Electric  
**BASEMENT:** Full/Concrete Floor/Outside Entrance  
**GARAGE:** Attached w/ Electric Opener  
**WINDOWS/DOORS:** Insulated  
**WATER:** Well  
**SEWER:** On Site Septic  
**ROOF:** Shingle

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