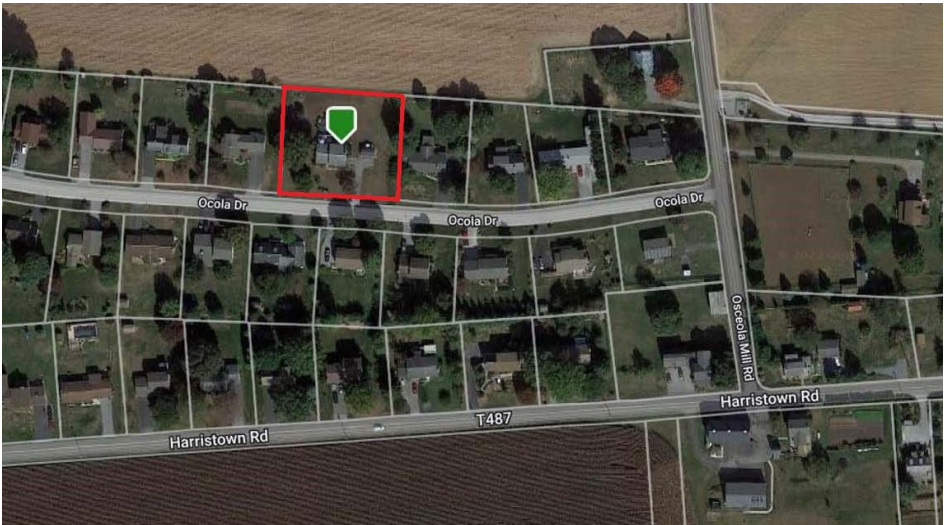


# TAX MAP



## ★PERSONAL PROPERTY★

2006 Toyota Avalon sedan, inspected and in running condition  
2001 Pontiac Aztek in “as in” condition

Complete DJ system with speakers, mixers and thousands of 45s & albums

## ★Lawn & Garden★

Craftsman 21 HP lawn tractor, wheel barrow, BMX Coca Cola bicycle, Schwinn Admiral ladies bike, large Igloo cooler, pool toys, gas cans, golf clubs, patio furniture, hand truck & more

## ★Furniture★

Vizio flat screen tv, assorted TVs, drop leaf pedestal table, oak tea cart, loveseats, office desk & chair, mantle clocks, large display/storage cabinet, entertainment centers, black dining room set & china cupboard, 2 refrigerators/freezers, washer, dryer, oak glider chair, cedar wardrobe, cedar chest, dressers, chest of drawers, apartment size refrigerator, single bed, full size bed, filing cabinets, water cooler & more.

## ★Household Goods & Collectables★

Comfort zone heater, window air conditioners, computers, compact stereos, floor fans, floor & table lamps, porcelain face dolls, Hess trucks, McDonald’s collectables, linens, power steamer, Lionel taint set, tea pots, luggage, office supplies, books & more

# PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

**23 Ocola Drive**

**Paradise, PA 17562**

**Doutrich Built Split Level House w/ Built in  
One Car Garage on a .7 Acre +/- Double Lot  
with Panoramic Farmland Views**

**Cars, Complete DJ System with Thousands of  
Records, Craftsman 21HP Lawn Tractor, Flat  
Screen TVs, Furniture, McDonald's  
Collectables, Glassware, Tools, & HH Goods**

**Tuesday, May 17, 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:** 23 Ocola Drive, Paradise, PA 17562

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**DATE:** Tuesday, May 17, 2022 3 PM Real Estate at 6 PM

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**OWNER:** Helen E. Chandler, Estate

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**★FEATURES★**

Custom built Doutrich split level house with built in one car garage on a .7 Acre +/- double lot w/ panoramic farmland views to rear.

Great location and seriously for sale – Don't miss it!

**★SPECIAL FEATURES★**

Hardwood Floors Under Carpeting in Living Room & 3 Bedrooms

Ceiling Fans in Kitchen & Dining Area

Primary Bedroom with Private Bath Access

Lower Level Family Room w/ Brick Fireplace

Basement Woodstove Included

16'x20' Rear Deck

Above Ground Swimming Pool

**★PURCHASE PRICE INCLUDES★**

Electric Oven/Range

Built in Dishwasher

Water Conditioner

Woodstove

12'x20' Shed

Above Ground Pool

**★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 20, 2022 from 4-6<sup>pm</sup> &

Sunday, April 24, 2022 from 1-3<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Route 30 at East end of Paradise take Belmont Road North to Harristown Road (1<sup>st</sup> right), turn right to stop. Stay Straight onto Ocola Drive to property on left.

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

**STYLE:** Split Level  
**YEAR BUILT:** 1973  
**LOT DESCR:** .7 Acres +/- Double Lot (Plot Plan on Back)  
**ZONING:** Residential  
**TAX PARCEL:** 490-49545-0-0000  
**DEED REF:** 5434084  
**LIVING AREA:** 1,192 sf +/-

**TAXES:**           **YEAR: 2022**  
 \$2,496           **School:** Pequea Valley  
 \$475           **County:** Lancaster  
 \$181           **Municipal:** Paradise Twp  
 \$3,152           **TOTAL**

**3 Bedrooms 2 bath**

ROOM	SIZE	LEVEL	COMMENT
LIVING	12'x16'	Main	Wall to Wall Carpet/Hardwood
KITCHEN	12'x18'	Main	Ceramic Tile
FAMILY	12'x18'	Main	Wall to Wall Carpet
BEDROOM	13'x14'	Upper	Wall to Wall Carpet/Hardwood
BEDROOM	11'x11'	Upper	Wall to Wall Carpet/Hardwood
BEDROOM	10'x11'	Upper	Wall to Wall Carpet/Hardwood

**BATHS:** Full Bath on Lower & Upper Levels  
**LAUNDRY:** Area in Basement  
**HEATING:** Electric Ceiling Cable  
**WATER HEATER:** Electric  
**BASEMENT:** Partial/Concrete Floor  
**GARAGE:** One Car Built in w/ Electric Opener  
**WINDOWS/DOORS:** Insulated  
**WATER:** Well  
**SEWER:** Public  
**ROOF:** Shingle

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