

# TAX MAP



## ★PERSONAL PROPERTY★

### ★Furniture, Household & Collectables★

Cherry dropleaf gate leg table & 4 chairs, pine drop leaf table w/ hutch & 6 chairs, dinette table & 4 chairs, 3 pc full size white bedroom set, king size bed, daybed, twin beds, tea cart, Frigidaire stackable washer & dryer, Frigidaire refrigerator/freezer, enamel top table, hutch 3 door china cabinet, wardrobe, washstand & bureau, vacuum cleaner, church pew, wicker stand, clothes tree, exercise bikes, globe, Edenpure heater, kerosene stove, assorted kitchen countertop appliances, cast iron fry pans, pots & pans, canning jars, laundry tub, hanging lanterns, wood pecker carving, GE automatic iron, coal bucket, embroidery sampler, copper horse, iron rooster doorstop, yellow springs schoolhouse chalk board & desks, folk art scare crow, oil lamps, painted milk can, board games, puzzles, console TV, & more.

### ★Tools, Lawn & Garden★

US Army pot belly stove, compressor, Craftsman table saw, Rockwell table saw, Springer band saw, bench vise, hand truck, yard tools, fruit crates, garden cart, picnic table, tire chairs, tricycle, lumber, assorted advertising oil drums, yard jockey, wooden sled, & more.

# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE  
339 Lafayette Road, Coatesville, PA 19320

**Circa 1700s 2 Story Farmhouse w/ 2 Story Detached  
Garage/Barn on a 2.3 Acre +/- Lot w/ Spring Fed Pond  
Quality Antiques, Collectables, Furniture, Glassware,  
Tools & Household Goods**

**Wednesday, July 26, 2023 - 2:00 PM**

Real Estate at 6:00 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

---

**ADDRESS:** 339 Lafayette Road, Coatesville, PA 19320

---

**DATE:** Wednesday, July 26, 2023-2 PM Real Estate at 6 PM

---

**OWNER:** Ruth B. Farra

---

### ★FEATURES★

Circa 1700's with Additions 2 Story Farmhouse w/ Detached 2 Story Barn/Shop on a 2.3 Acre +/- Lot with a Spring Fed Pond. Great Location and Seriously for Sale. Don't miss it!

### ★SPECIAL FEATURES★

Large Living/Family Room with Brick Fireplace & Woodstove Insert  
Eat in Kitchen with Custom Chestnut Cabinetry  
1<sup>st</sup> Floor Primary Bedroom with Full Bath and Laundry Hook Ups  
Whole House Fan  
6'x60' Wraparound Covered Porch  
11'x24' Covered side Porch  
28'x30' 2 Story Garage/Barn w/ Stove Flew & Stairway Access to Large 2<sup>nd</sup> Floor  
12'24' Shed/Coop with Electric

*Note: Shared Driveway Easement to Access house in Rear*

### ★PURCHASE PRICE INCLUDES★

Propane Oven/Range

500 Gallon Propane Tank

### ★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction. Balance by September 5, 2023.  
Buyer pays all Realty Transfer Taxes.

### ★OPEN FOR INSPECTION★

Thursday, July 6, 2023 from 4-6<sup>pm</sup> & Sunday, July 9, 2023 from 1-3<sup>pm</sup>  
*Call Auctioneers for complete brochure or private showing.*

### ★DIRECTIONS★

From Rts 322 & 82 take Rt. 82 south. Right on Lafayette Road to property approximately 1.5 miles on the right

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

**STYLE:** 2 Story Farmhouse  
**YEAR BUILT:** 1800s with Addition  
**LOT DESCR:** 2.397 Acres +/- (Plot Plan on Back)  
**ZONING:** R-1 Agricultural/Residential  
**TAX PARCEL:** 29-03-0050  
**DEED REF:** 5364-751  
**LIVING AREA:** 2,000 sq ft +/-

**TAXES:**      **YEAR: 2023**  
 \$5,526      **School:** Coatesville Area  
 \$610      **County:** Chester  
 \$496      **Municipal:** West Brandywine Twp.  
 \$6,633      **TOTAL**

**5 Bedrooms 2 bath**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENT</b>
<b>LIVING</b>	17'x23'	1 <sup>st</sup>	Wall to Wall Carpet/Hardwood
<b>DINING</b>	13'x16'	1 <sup>st</sup>	Wall to Wall Carpet/Hardwood
<b>KITCHEN</b>	13'x13'	1 <sup>st</sup>	Vinyl
<b>FAMILY</b>	17'x23'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	11'x13'	1 <sup>st</sup>	Softwood
<b>BEDROOM</b>	10'x13'	2 <sup>nd</sup>	Wall to Wall Carpet/Hardwood
<b>BEDROOM</b>	10'x13'	2 <sup>nd</sup>	Softwood
<b>BEDROOM</b>	10'x10'	2 <sup>nd</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	9'x10'	2 <sup>nd</sup>	Softwood

**BATHS:** Full Baths on 1<sup>st</sup> & 2<sup>nd</sup> Floors  
**LAUNDRY:** Closet off 1<sup>st</sup> Floor Bedroom  
**HEATING:** Oil Hot Water/Propane Unit Heater  
**WATER HEATER:** Propane & S/W Hook Up  
**BASEMENT:** Full, Outside Entrance  
**GARAGE:** Detached 2 Story Barn/Garage  
**WINDOWS/DOORS:** Insulated Replacement  
**WATER:** Well  
**SEWER:** On Site Septic  
**ROOF:** Metal

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