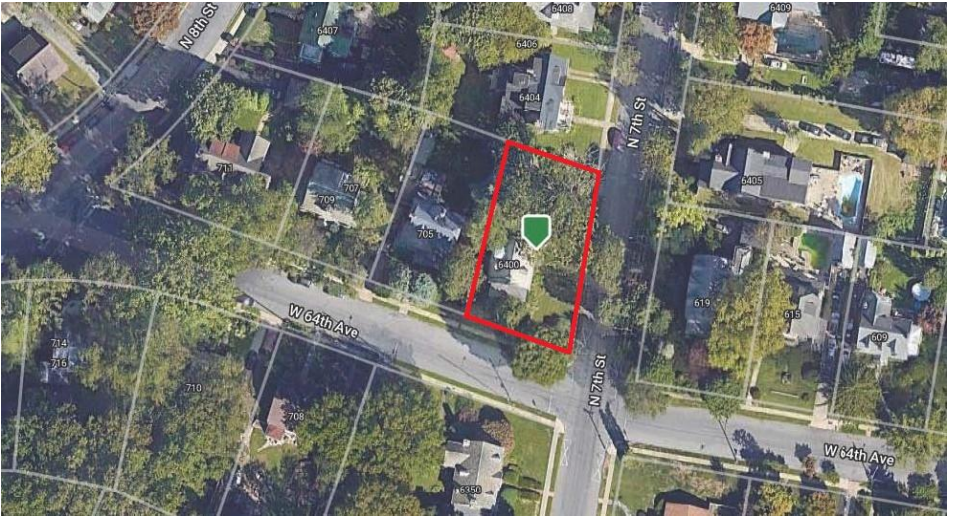


# TAX MAP



## ★PERSONAL PROPERTY★

★ 2014 Ford Fiesta 26k miles +/-★

## ★Antiques & Furniture★

Hall tree with beveled mirror, leather sofa, loveseat, dinette table & 4 chairs, dining room set with buffet, server, China cupboard & 6 chairs, rush seated chairs, blanket chests, drop leaf table, umbrella stand, slant top desk, end tables, rockers, wooden office chairs, round coffee table, enamel top table, metal file cabinets, knee hole desk, handmade storage cabinet, twin bedroom set with chair, nightstand, dressers, chests of drawers, heavy brass twin bed, twin beds, marble top dresser, marble top dresser & mirror, turned leg stand, quilt rack, wall mirrors, iron rack, 3 tier stand, stands, wicker planter, book shelf, what not shelf, oriental rugs & runners, floor & table lamps, Pfaff sewing machine & more.

## ★Antiques & Collectables★

Sterling silver pieces, flatware, bone handled utensils, carnival glass, cobalt bottle, cut & pressed glass, Fenton, decanters, McCoy planter, vases, candelabras, oil lamps, rice bowls, coffee grinders, ornate frames, copper half bucket, serving trays, clocks, glass globes, sewing baskets, dresser set, stemware, refrigerator dishes, marble pedestal, Al Jolson album, Elgin pocket watch & knife, hand & yard tools & much more

*No buyer premium for cash, PA checks, or out of state checks w/ bank guarantee letter. 4% Buyer premium for credit card purchases.*

# PUBLIC AUCTION

VALUABLE PHILADELPHIA CO. REAL ESTATE

**6400 N. 7<sup>th</sup> Street, Philadelphia, PA 19126**

**Large Stately 2 ½ Story Stone Home on a .27<sup>+/-</sup> Ac  
Level Corner Lot w/ Detached 2 Car Stone Garage**

*2014 Ford Fiesta 26k miles +/-*

*Quality Antiques, Furniture, Collectables, Sterling  
Silver, Glassware, & Household Goods*

**Wednesday, January 29, 2025 - 1:00 PM**

Real Estate to be Offered at 3 PM

Philadelphia – Philadelphia City 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:** 6400 N. 7<sup>th</sup> Street, Philadelphia, PA 19126

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**DATE:** Wed., January 29, 2025 1 PM - Real Estate at 3 PM

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**OWNER:** Mary T. Ivanoski, Estate

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**★FEATURES★**

Large stately 2 ½ story stone home on a level .27 acre +/- corner lot with a detached 2 car garage. Great location with easy access to major routes. Seriously for sale-don't miss it!

**★SPECIAL FEATURES★**

Living Room Stone Fireplace & Bay Window

Formal Dining Room w/ Bay Window

8'x11' Butler's Kitchen off Main Kitchen with Built in Cabinetry

10'x24' Enclosed heated Side Porch/Family Room w/ Ceramic Tile Floor

7'x7' Mudroom off Kitchen

Hardwood Floors in Most Rooms, Softwood Floors on 3<sup>rd</sup> level

**★PURCHASE PRICE INCLUDES★**

Electric Oven/Range

SS Dishwasher

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction. Balance by March 7, 2025.

Buyer pays all Realty Transfer Taxes. Buyer responsible for any Use & Occupancy Permit required.

**★OPEN FOR INSPECTION★**

Sunday, January 12, 2025 from 1-3<sup>pm</sup> &

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

Property located at the intersection of N. 7<sup>th</sup> Street and W. 64<sup>th</sup> Avenue.

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

**STYLE:** 2 ½ Story Stone House  
**YEAR BUILT:** 1920  
**LOT DESCR:** .27 Acre +/- (Plot Plan on Back)  
**ZONING:** Residential  
**TAX PARCEL:** 492120400  
**LIVING AREA:** 4,350 sq ft +/-

**TAXES:**           **YEAR: 2024**  
 \$3,240               **School:** Philadelphia City  
                           **County:** Philadelphia  
 \$2,546           **Municipal:** Philadelphia  
 \$5,786           **TOTAL**

**7 Bedrooms 3 1/2 baths**

ROOM	SIZE	LEVEL	COMMENTS
<b>FOYER</b>	7'x22'	1 <sup>st</sup>	Hardwood
<b>DINING AREA</b>	10'x13'	1 <sup>st</sup>	Hardwood
<b>KITCHEN</b>	9'x11'	1 <sup>st</sup>	Vinyl
<b>LIVING ROOM</b>	13'x26'	1 <sup>st</sup>	Hardwood
<b>BEDROOM</b>	12'x13'	2 <sup>nd</sup>	Hardwood
<b>BEDROOM</b>	13'x13'	2 <sup>nd</sup>	Hardwood
<b>BEDROOM</b>	10'x18'	2 <sup>nd</sup>	Hardwood
<b>BEDROOM</b>	12'x13'	2 <sup>nd</sup>	Hardwood
<b>BEDROOM</b>	9'x12'	3 <sup>rd</sup>	Softwood
<b>BEDROOM</b>	13'x20'	3 <sup>rd</sup>	Softwood
<b>BEDROOM</b>	10'x17'	3 <sup>rd</sup>	Softwood

**BATHS:** 2 Full Baths-2<sup>nd</sup> Floor  
 1 Full Bath-3<sup>rd</sup> Floor, ½ Bath-1<sup>st</sup> Floor

**LAUNDRY:** Area in Basement with Tub

**HEATING:** Oil Hot Water Radiator

**WATER HEATER:** Gas

**BASEMENT:** Full/Concrete Floor/Outside Entrance

**GARAGE:** Detached 2 Car Garage

**WINDOWS/DOORS:** Some Aluminum Storm Windows & Doors

**WATER:** Public

**SEWER:** Public

**ROOF:** Slate/Shingle

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