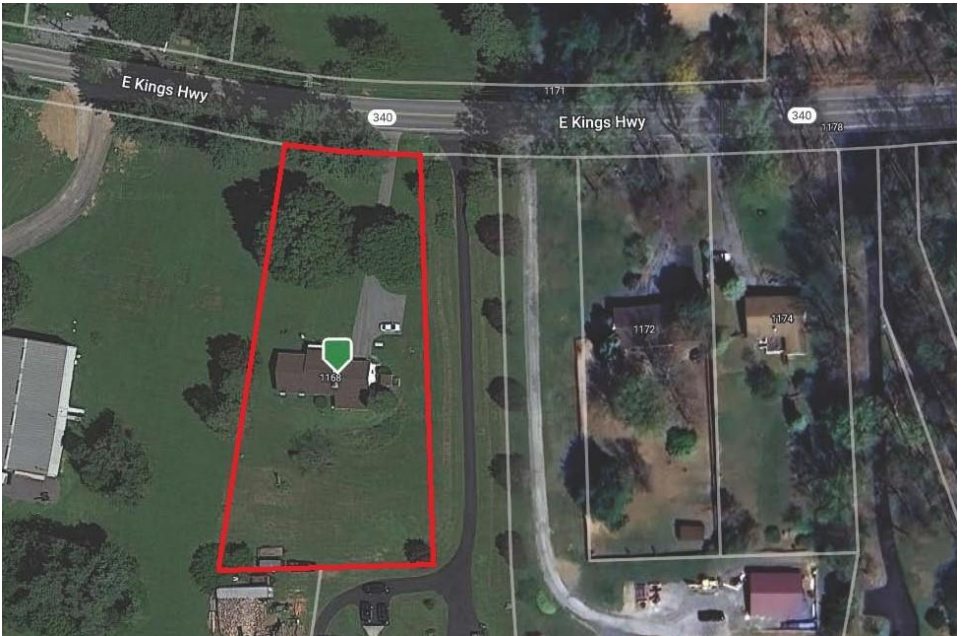


TAX MAP



★PERSONAL PROPERTY★

★Tools. Lawn & Garden★

★Cub Cadet LT 1045 & Mower Deck 308 hours★

Troybilt squall 2100 snowblower, drill presses, scroll saw, tool chest, work bench & vise, hand & yard tools, step ladders, Rubbermaid shed, Rigid shop vac, hand cart, wind chimes, gazing ball, deer silhouettes, bird houses, fishing poles, tackle & more

★Furniture & Appliances★

Rolltop desks, book shelves, chest of drawers, single bed, jewelry box, cane seated chair, recliners, matching sofa & loveseat, what not shelf, oak stand, kitchen island, oak hutch, oak pedestal & 6 chairs, cane seated rocker, folding tables, wall mirror, oak dry sink, oak end table, Maytag washer, small chest freezer, refrigerator/freezers, dehumidifiers, window A/Cs, Metro shelving, dough tray table & more

★Collectables & Household★

Howdy Doody ventriloquist doll, dolls & accessories, child's chair, green depression ware, cranberry glass, Fenton basket & vase, cobalt cracker jar, cast iron fish bottle opener, "Top" cloth bag, wood planes, steins, bottle capper, oil lamps, copper boiler, copper bucket, galvanized sprinkler can, linens, sled, express wagon, service for 8 dishes, holiday decorations, storage totes, silk plants & flowers, coolers, artwork, Americana clock, & more

This is a great auction of personal property & quality tools

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

1168 East Kings Highway

Coatesville, PA 19320

**Well-Built One-Story Home w/ Attached 2
Car Garage on a 1 Acre ^{+/-} Lot. Great
Location with Easy Access to Major Routes-
Don't Miss it!**

**Quality Antiques, Furniture, Glassware, Cub
Cadet Lawn Tractor, Tools & HH Goods**

Wednesday, October 9, 2024 - 10:00 AM

Real Estate at 1 PM

Valley Twp – Coatesville Schol District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 1168 East Kings Highway, Coatesville, PA 19320

DATE: Wednesday, October 9, 2024 – 10^{AM} Real Estate at 1^{PM}

OWNER: Elsie M. Marshall, Estate

★FEATURES★

Well built one story home with attached 2 car garage on a 1 acre +/- lot. Convenient location with easy access to Route 30 bypass.
Seriously for Sale-Don't Miss it!

★SPECIAL FEATURES★

Primary Bedroom with Full Bath
Large Country Oak Kitchen/Dining Area with a Propane Log
Fireplace, Ceiling Fan & Bay Window
8'x22' Enclosed Front Porch
9'x18' Enclosed Back Porch
6'x10' Covered Rear Patio

★PURCHASE PRICE INCLUDES★

Electric Oven/Range

Storage Shed

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by November 22, 2024.
Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Sunday, September 8, 2024 from 1-3^{pm} &
Wednesday, September 11, 2024 from 4-6^{pm}
Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 30 bypass at Coatesville take Route 82 North to stop.
Turn right on Route 340 to property ¼ mile on right.

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

STYLE: Custom One Story
YEAR BUILT: 1981
LOT DESCR: 1 Acre +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 38-03-0040.0500
DEED REF: 4768-2099
LIVING AREA: 1,260 sq ft +/-

TAXES: **YEAR: 2024**
 \$4,828 **School:** Coatesville
 \$525 **County:** Chester
 \$519 **Municipal:** Valley Twp
 \$5,872 **TOTAL**

3 Bedrooms 2 baths

ROOM	SIZE	LEVEL	COMMENT
LIVING	13'x19'	1 st	Wall to Wall Carpet
KITCHEN	14'x20'	1 st	Vinyl
BEDROOM	11'x14'	1 st	Vinyl
BEDROOM	11'x13'	1 st	Wall to Wall Carpet
BEDROOM	10'x13'	1 st	Vinyl

BATHS: 2 Full Bath on 1st Floor
LAUNDRY: Area in Basement
HEATING: Electric Baseboard
WATER HEATER: Electric
BASEMENT: Full/Concrete Floor
GARAGE: Attached 2 Car w/ Electric Opener
WINDOWS/DOORS: Some Replacement/Wood
WATER: Well
SEWER: On Site Septic
ROOF: Shingle

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