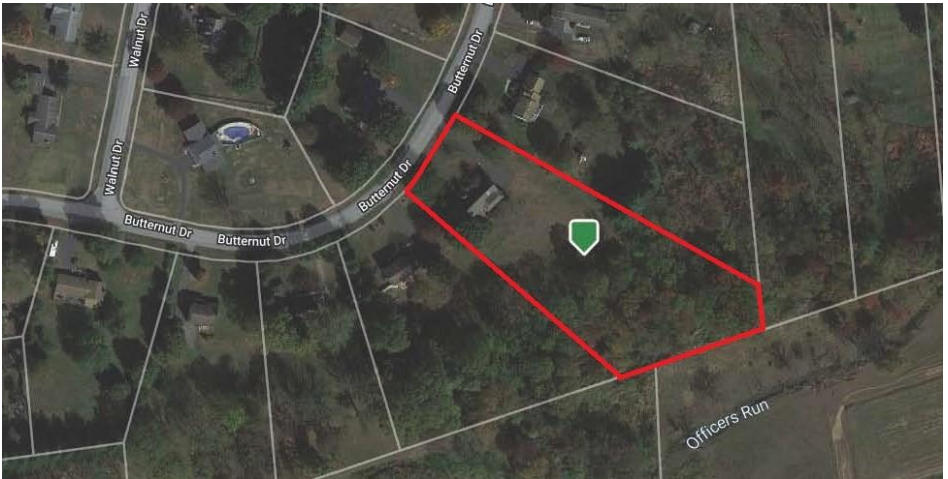


TAX MAP



★PERSONAL PROPERTY★

★Furniture, Restaurant Supplies & Household Goods★

5 PC queen size bedroom suit, sofa bed & matching loveseat, sofa & matching chair and a half, Lazyboy recliner, coffee-sofa-and end table, dining room set, wooden bar stools, large entertainment center, rocker, cedar chest, clothes tree, 5x8 oriental rug, cream colored Chinese rug, chest of drawers, twin maple bed, child's rocker, Whirlpool washer, Whirlpool dryer, Whirlpool side by side refrigerator, catering dishes, chafing dishes, assorted restaurant equipment, supplies & more.

★Lawn & Garden Items★

Cub Cadet XTI LT 46" w/ 146 hrs, 24" Craftsman snow blower lawn sweeper, assorted hand, lawn & garden tools, fertilizer spreader, park bench, patio chairs, folding lawn chairs, smoker-grill, Weber propane electric start grill, coolers, potting table, & more.

★Quality Guns & Fishing Items★

All Guns in Excellent Condition

Winchester Model 1894 32 WS w/ octagon barrel & steel sights (nice), Remington Model 700 30-06 w/ scope, Remington Wing Master 870 12 ga. Pump, Remington Model 14 12 ga., Semi auto w/ 4 chokes, tools, manual and case, CZ Model 452 Scout .22 cal. Single shot bolt action w/ clips, Baretta Model 94 FS 9 mm pistol w/ 2 clips & case, Smith & Wesson Model 22A pistol w/ 2 clips & case, American Standard Tool Co., Newark NJ 22 Cal. Rimfire pistol w/ octagon barrel, (2) Penn Senator Deep sea combination reels & rods & more.

★Collector Toy Cars, trucks & Models★

Assorted Matchbox, Hot Wheels, Corgi, Ertl and collector cars and trucks, & handmade model racecars & more.

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

277 Butternut Drive

Parkesburg, PA 19365

**Doutrich Built Custom 1 ½ Story Home with Built
in 2 Car Garage on a Partially Wooded 2.1 Acre +/-
Lot in Woodland View Estates**

**Antiques, Furniture, Quality Guns, Collector Toys,
Restaurant Equipment, Lawn Tractor, Tools &
Household Goods**

Wednesday, December 7, 2022 - 1:00 PM

Real Estate to be Sold at 4:00 PM - Blizzard Date December 12, 2022
West Sadsbury Twp – Octorara Area School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 277 Butternut Drive, Parkesburg, PA 19365

DATE: Wed. December 7, 2022 1 PM Real Estate at 4PM
Blizzard date December 12, 2022

OWNER: Norman B. & Linda S. Miron

★FEATURES★

Well Built and Kept Custom 1 ½ Story Home Built by Doutrich Homes with a 2 Car Garage on a 2.1 Acre +/- Partially Wooded Lot. Great Location w/ Easy Access to Major Routes and Train Station. Seriously for Sale-Don't Miss it!

★SPECIAL FEATURES★

Sunken Living Room w/ Stone Fireplace

Krown Custom Cherry Kitchen w/ Breakfast Bar and Phone Desk & Ceiling Light/fan

1st Floor Primary Bedroom w/ Full Bath w/ Claw Foot Tub & Heated Tile Floor

Large 2nd Bedroom w/ Cathedral Ceiling & Wall of Windows w/ Llumiar Solar Window Tinting for Temperature Control

Large 1st Floor Family Room

Lighted Bedroom Closets

15'x19' Deck with Stairs

14'x14' Patio

★PURCHASE PRICE INCLUDES★

Electric Oven/Range

Built in Dishwasher

Microwave Fan/Hood

Custom Draperies

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by January 20, 2023.

Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Tues., November 15, 2022 from 3-5^{pm} & Sun., November 20, 2022 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

Rt 30 west past Rt 10 Left into Woodland View Estates on Walnut Drive to Butternut Drive. Turn left to property on left.

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

STYLE: 1 ½ Story
YEAR BUILT: 1979
LOT DESCR: 2.1 Acres +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 36-05A-0031
DEED REF: 4778-406
LIVING AREA: 2,730 sf +/-

TAXES: **YEAR: 2022**
 \$6,058 **School:** Octorara
 \$675 **County:** Chester
 \$386 **Municipal:** West Sadsbury Twp.
 \$7,119 **TOTAL**

3 Bedrooms 2 1/2 bath

ROOM	SIZE	LEVEL	COMMENT
FOYER	4'x8'	Main	Slate
LIVING	15'x26'	Main	Wall to Wall Carpet
DINING	13'x15'	Main	Hardwood
KITCHEN	13'x15'	Main	Vinyl
FAMILY	15'x26'	Main	Wall to Wall Carpet
BEDROOM	15'x26'	Main	Wall to Wall Carpet
BEDROOM	20'x28'	Upper	Wall to Wall Carpet
BEDROOM	12'x12'	Upper	Wall to Wall Carpet

BATHS: 1 ½ Bath on 1st Fl/1 Full on 2nd Fl
LAUNDRY: Area in Basement with Tub
HEATING: Electric Heat Pump/Central A/C w/ Humidifier
WATER HEATER: Electric
BASEMENT: Partial with Crawl Space & Outside Entrance
GARAGE: 2 Car Built In w/ Electric Opener
WINDOWS/DOORS: Insulated Windows & Doors
WATER: Well
SEWER: On Site Septic
ROOF: Shingle

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