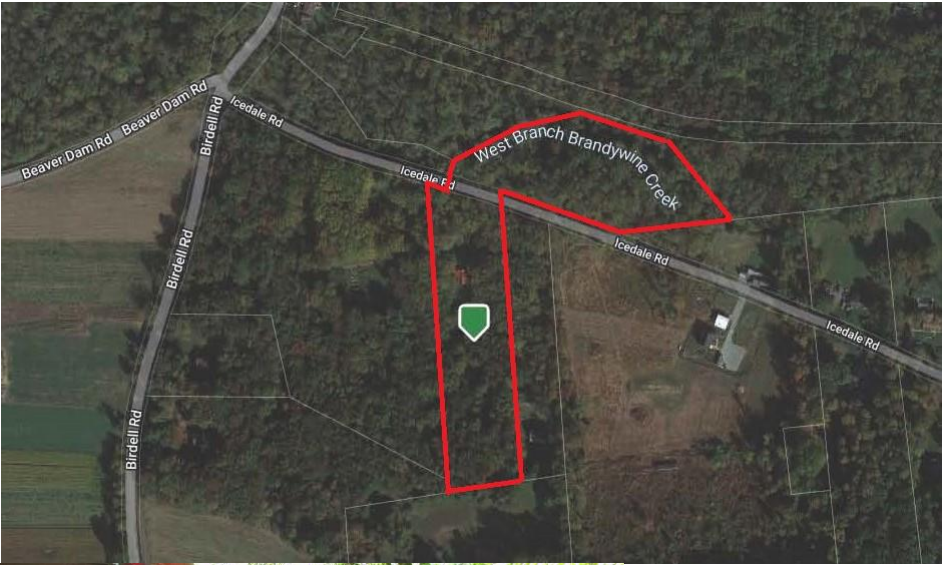


TAX MAP



PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

612 Icedale Road

Honey Brook, PA 19344

**Rustic One Story Log Cabin on an 8 Acre +/-
Mostly Wooded Lot with Stream**

Thursday, July 21, 2022 - 6:00 PM

Honey Brook Twp – Twin Valley School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 612 Icedale Road, Honey Brook, PA 19344

DATE: Thursday, July 21, 2022 – 6 PM

OWNER: Elizabeth B. Purring

★FEATURES★

Rustic Log Cabin on a Large 8 Acre +/- Lot with Stream. Quiet Wooded Setting. Seriously for Sale. Don't Miss it!!

★SPECIAL FEATURES★

Living/Kitchen Cathedral Ceiling with Skylights and Ceiling Fan/Light

Updated Full Bath with Handicap Shower

11'x22' Enclosed Side Porch

Attached 7'x20' Heated Greenhouse to Rear

Small Fish/Frog Pond

★PURCHASE PRICE INCLUDES★

Propane Oven/Range

Refrigerator

Washer/Dryer

1,000 Gal. Propane Tank

NOTE: Dwelling is NOT in Flood Zone and driveway is shared with neighboring property

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by August 31, 2022.

Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Tuesday, June 21, 2022 from 4-6^{pm} &

Sunday, June 26, 2022 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 322 East to Honey Brook take Burdell Road South to Icedale Road. Turn left to property on right.

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

STYLE: One Story Log Cabin
YEAR BUILT: 1970
LOT DESCR: 8 Acre +/- (Plot Plan on Back)
ZONING: Resource Conservation
TAX PARCEL: 22-08-0096.0100
DEED REF: 194-387
LIVING AREA: 900 sf +/-

TAXES: **YEAR: 2022**
 \$2,720 **School:** Twin Valley
 \$397 **County:** Chester
 \$118 **Municipal:** Honeybrook Twp.
 \$3,235 **TOTAL**

2 Bedrooms 1 1/2 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	12'x22	1 st	Laminate
KITCHEN	10'x16'	1 st	Laminate
BEDROOM	10'x15'	1 st	Laminate
BEDROOM	8'x15'	1 st	Laminate

BATHS: Updated Full Bath & ½ Bath on 1st Floor
LAUNDRY: 7'x18' Laundry/Mudroom
HEATING: Propane Stove in Living Room
WATER HEATER: Electric
BASEMENT: None
GARAGE: Off Street Parking
WINDOWS/DOORS: Insulated Windows/Doors
WATER: Well
SEWER: On Site
ROOF: Metal

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