

TAX MAP



★PERSONAL PROPERTY★

★New & Used Tools, Lawn & Garden Items★

New in box hand & power tools, aluminum extension ladder, step ladders, Kennedy tool chest, Craftsman tool box with tools, snow blower, push mower, weed eaters, spreader, battery charger, Ryobi hedge clippers, Greenworks trimmer, electric chainsaw, assorted hedge clippers, snow shovels, bench vise, Greenworks cordless chainsaw, garden tools & more.

★Antiques, Furniture & Household Goods★

Kenmore washer, pots & pans, dinette table & chairs, Singer sewing machine, church pew, Valley Maid potato chip tin, sideboard, pedestal table, bow front china cabinet, storage bench, book shelves, turntable, radio, marble top dresser, single bed, wardrobe cabinet, chest of drawers, dresser, PR nightstands, painted milk can, Playboys, tea set, orange carnival glass, cow creamer, early Macintosh computer & more.

★ ABSOLUTE ★

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

126 Columbia Avenue

Phoenixville, PA 19460

2 1/2 Story Home on a .15 Acre +/- Lot

**Antiques, Furniture, Large Quantity of New
& Used Tools & Lawn Equipment, Books,
Household Goods**

Wednesday, December 1, 2021 - 10:00 AM

(Real Estate at Noon)

Phoenixville Boro – Phoenixville Area School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 126 Columbia Avenue, Phoenixville, PA 19460

DATE: December 1, 2021 10 AM - Real Estate at Noon

OWNER: Margaret P. Saville, Trust

★FEATURES★

Investor Alert!! 2 ½ Story Victorian Home on a .15 Acre +/- Lot. Home needs updated throughout and will be sold to the highest bidder regardless of price! Great winter project – don't miss it! Lots of new quality hand and power tools, furniture and household goods too!

★SPECIAL FEATURES★

Covered Front Porch

Dining Room Ceiling Fan

Floored Attic with Stairway Access – Could be 4th Bedroom

★PURCHASE PRICE INCLUDES★

Gas Oven/Range

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by December 31, 2021.

Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Saturday, November 20, 2021 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 113 on the south side of Phoenixville take Chester Avenue East to Paradise Street. Turn right to Columbia Avenue.

Turn left to property on right.

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

STYLE: 2 ½ Story Victorian
YEAR BUILT: 1893
LOT DESCR: .15 Acre +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 15-12-0049
DEED REF: K55-209
LIVING AREA: 1,336 sf +/-

TAXES: **YEAR: 2021**
 \$2,562 **School:** Phoenixville Area
 \$361 **County:** Chester
 \$571 **Municipal:** Phoenixville Boro
 \$3,494 **TOTAL**

3 Bedrooms 1 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	12'x15'	1 st	Wall to Wall Carpet
DINING	12'x14'	1 st	Wall to Wall Carpet
KITCHEN	12'x23'	1 st	Vinyl
BEDROOM	10'x11'	2 nd	Hardwood
BEDROOM	8'x10'	2 nd	Vinyl/Tile
BEDROOM	10'x12'	2 nd	Wall to Wall Carpet

BATHS: Full Bath on 2nd Floor
LAUNDRY: Hook Up in Kitchen
HEATING: Gas Hot Water
WATER HEATER: Gas
BASEMENT: Full/Concrete Floor
GARAGE: On Street Parking
WINDOWS/DOORS: Aluminum with Screens
WATER: Public
SEWER: Public
ROOF: Shingle

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