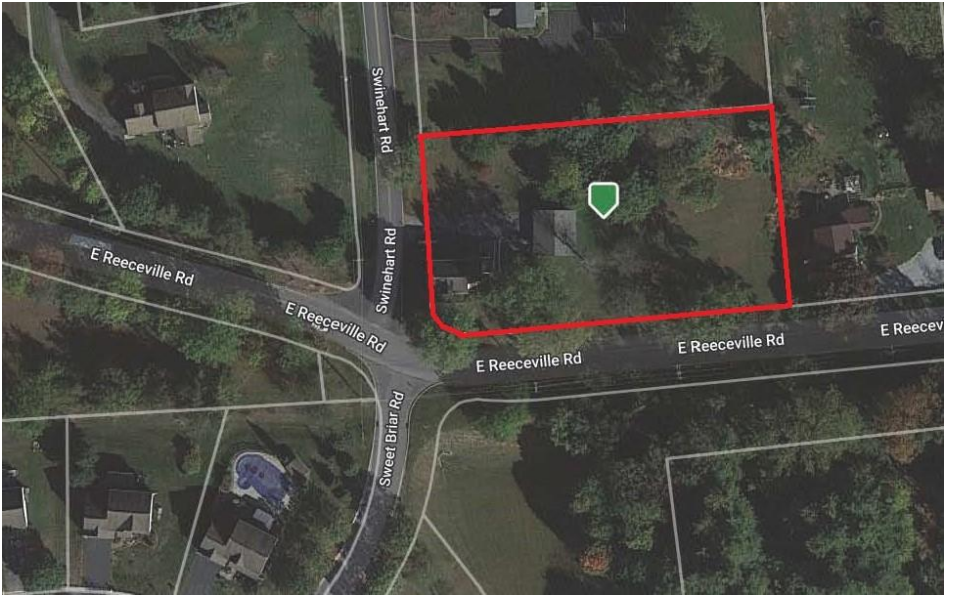


TAX MAP



PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

100 Swinehart Road

Coatesville, PA 19320

**Stately 2 Story Home with an Oversized
Detached Garage on a 1.6 Ac +/- Level
Corner Lot.**

Tuesday, August 2, 2022 - 6:00 PM

West Brandywine Twp – Coatesville Area School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 100 Swinehart Road, Coatesville, PA 19320

DATE: Tuesday, August 2, 2022 6 PM

OWNER: William D. & Kathleen M. Trumbower
Revocable Living Trust

★FEATURES★

Stately 2 Story Home with an Oversized Detached Garage on a 1.6 Ac +/-
Level Corner Lot. Great Property. Great Location and Seriously for Sale -
Don't Miss it!

★SPECIAL FEATURES★

Updated Oak Island Kitchen w/ Built in Pantry Cupboard.
Large Living Room w/ Woodstove
Primary Bedroom w/ Walk in Closet
Ceiling Fans in Living Room, Dining Area and Bedroom
9'x10' Mudroom off Kitchen
Full Floored Attic w/ Stairway Access
12'x14' Trex Style Deck w/ Ramp
30'x32' Garage/Shop w/ Electric Opener

★PURCHASE PRICE INCLUDES★

Electric Oven/Range	Refrigerator
Dishwasher	Upright Freezer
Wood Stove	Storage Shed "AS IS"

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by September 9, 2022.
Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Wednesday, July 6, 2022 from 4-6^{pm} &
Sunday, July 10, 2022 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 30 Bypass take Reeceville Road exit. Turn right on Reeceville
Road to stop. Turn right on East Reeceville Road to property on left at the
intersection at Swinehart Road

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

STYLE: 2 Story Victorian
YEAR BUILT: 1880
LOT DESCR: 1.6 Acre +/- (Plot Plan on Back)
ZONING: R-2 Residential
TAX PARCEL: 29-07-0034
DEED REF: 8377-782
LIVING AREA: 1,945 sf +/-

TAXES: **YEAR: 2022**
 \$4,575 **School:** Coatesville Are
 \$525 **County:** Chester
 \$427 **Municipal:** West Brandywine Twp.
 \$5,527 **TOTAL**

3 Bedrooms 1 1/2 bath

ROOM	SIZE	LEVEL	COMMENT
FOYER	6'x10'	1 st	Wood Laminate
LIVING	13'x23'	1 st	Wall to Wall Carpet
DINING	11'x21'	1 st	Wall to Wall Carpet
KITCHEN	11'x25'	1 st	Vinyl/Wood Laminate
BEDROOM	12'x14	2 nd	Wall to Wall Carpet
BEDROOM	11'x11	2 nd	Softwood
BEDROOM	9'x10'	2 nd	Wall to Wall Carpet

BATHS: Full Bath on 2nd Floor ½ Bath on 1st Floor
LAUNDRY: Area in 1st Floor ½ Bath
HEATING: Oil Hot Water Baseboard
WATER HEATER: S/W Hook up
BASEMENT: Full/Concrete Floor/Outside Entrance
GARAGE: Oversized 2 Car Detached
WINDOWS/DOORS: Replacement Windows
WATER: Well
SEWER: On Site Septic
ROOF: Shingle

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