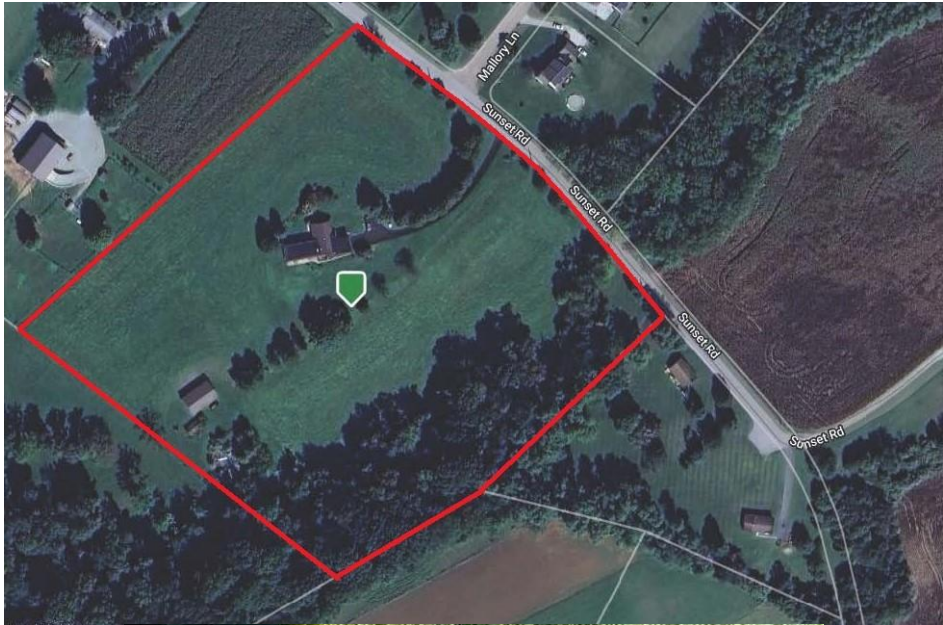


# TAX MAP



# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**170 Sunset Road, Oxford, PA 19363**

**Well Built & Kept 2 Story Home w/ Attached 2 Car  
Garage and a Large Pole Barn on a 10.98 Acre +/- Lot  
w/ a Small Stream Situated on a Low Traffic Dead**

**End Road w/ Easy Access to Major Routes**

**Wednesday, November 6, 2024 - 4:00 PM**

East Nottingham Twp – Oxford Area School District



**BARR  
DAVIS**  
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

[www.barrdavis.com](http://www.barrdavis.com)

AY-002084

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**ADDRESS:** 170 Sunset Road, Oxford, PA 19363

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**DATE:** Wednesday, November 6, 2024 – 4 PM

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**OWNER:** Holly L. Urbine

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**★FEATURES★**

Well built & kept 2 story home with attached 2 car garage and a large pole barn on a 10.98 Acre +/- Lot w/ a year round small stream situated on a low traffic dead end road with easy access to major routes

**★SPECIAL FEATURES★**

Sunken Living Room

Oak Kitchen w/ Breakfast Bar, Corean Counter & Lots of Cabinetry

Family Room Fireplace with Propane Insert

Huge Primary Bedroom with Full Bath w/ Handicap Shower, Walk in Closet & Access to an 8'x24' Patio

Stained Interior Trim Work

7'x12' Front Porch/Deck

10'x14' Side Deck

30'x50' Pole Barn with Concrete Floor & Electric

**★PURCHASE PRICE INCLUDES★**

SS Refrigerator

Dishwasher

SS Oven/Range

Water Softener/Conditioner

Garbage Disposal

Washer/Dryer

Custom Blinds & Draperies

Propane Tank

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction. Balance by December 19, 2024.

Buyer pays all Realty Transfer Taxes.

**★OPEN FOR INSPECTION★**

Saturday, October 12, 2024 from 1-3<sup>pm</sup> & Tuesday, October 15, 2024 from 3-5<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Rt 1 bypass at Nottingham take Route 272 exit and go south on Rt 272 to Barnsley Road, turn left to Media Road (1<sup>st</sup> right). Turn right on Sunset Road to property on right. (Media Road bears right at Mt. Pleasant Road)

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

**STYLE:** Custom Built 2 Story Home w/ Addition  
**YEAR BUILT:** 1977  
**LOT DESCR:** 10.98 Acres +/- Plot Plan on Back)  
**ZONING:** R-1 AG-Residential  
**TAX PARCEL:** 69-10-0008.100  
**DEED REF:** 116-222  
**LIVING AREA:** 2,963 sq ft +/-

**TAXES: YEAR: 2024**

\$5,637

**School:** Oxford Area

\$711

**County:** Chester

**Municipal:** East Nottingham Twp.

\$6,349

**TOTAL**

**4 Bedrooms 3 baths**

ROOM	SIZE	LEVEL	COMMENT
FOYER	5'x8'	1 <sup>st</sup>	Wall to Wall Carpet
LIVING	13'x18'	1 <sup>st</sup>	Wall to Wall Carpet
DINING	11'x17'	1 <sup>st</sup>	Wall to Wall Carpet
KITCHEN	13'x13'	1 <sup>st</sup>	Ceramic Tile
FAMILY	13'x23'	1 <sup>st</sup>	Wall to Wall Carpet
BEDROOM	16'x22'	1 <sup>st</sup>	Wall to Wall Carpet
BEDROOM	10'x11'	1 <sup>st</sup>	Wall to Wall Carpet
BEDROOM	12'x14'	2 <sup>nd</sup>	Wall to Wall Carpet
BEDROOM	14'x20'	2 <sup>nd</sup>	Wall to Wall Carpet

**BATHS:** 2 Full Baths 1<sup>st</sup> Fl. 1 Full Bath on 2<sup>nd</sup> Fl.

**LAUNDRY:** Room with Cabinets on 1<sup>st</sup> Floor

**HEATING:** Oil & Propane Hot Air/Central A/C (3 Zones)

**WATER HEATER:** Electric

**BASEMENT:** Full/Concrete Floor/Outside Entrance

**GARAGE:** Oversized 24'x24' 2 Car Attached w/ Electric Opener

**WINDOWS/DOORS:** Insulated

**WATER:** Well

**SEWER:** On Site Septic

**ROOF:** Shingle/Rubber

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