

TAX MAP



★PERSONAL PROPERTY★

TO BE ADDED

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

130 Caton Road

Honey Brook, PA 19344

**One Story Ranch Home with Detached
Garage on a 3.1 Acre +/- Lot**

**Antiques, Coins, Guns, Furniture,
Glassware, Lawn & Garden, Tools &
HH Goods**

Wednesday, July 27, 2022 - 2:00 PM

Real Estate at 6 PM

West Caln Twp – Coatesville Area School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 130 Caton Road, Honey Brook, PA 19344

DATE: Wednesday, July 27 2022 2 PM Real Estate at 6 PM

OWNER: Carrie M. Wilmott, Estate

★FEATURES★

One Story Home with a Detached 2 Car Garage on a 3.1 Acre
+/- Lot

★SPECIAL FEATURES★

Knotty Pine Kitchen Cabinets

Built In China Cupboard in Dining Area

7'x14' Enclosed Rear Porch

11'x16' Deck

Oversized 24'x32' 2 Car Detached Garage/Shop with Stove Flue

★PURCHASE PRICE INCLUDES★

Propane Oven/Range

Refrigerator

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by September 9, 2022.

Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Thursday, July 7, 2022 from 4-6^{pm} &

Saturday July 9, 2022 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 340 & Route 10 intersection at Compass take Route
10 North approximately 1 mile to Caton Road. Turn right to
property on left

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

STYLE: One Story Ranch
YEAR BUILT: 1952
LOT DESCR: 3.124 Acre +/- (Plot Plan on Back)
ZONING: Site Responsive Residential
TAX PARCEL: 28-04-0034
DEED REF: L36-231 & S42-78
LIVING AREA: 1,015 sf +/-

TAXES: **YEAR: 2022**
 \$4,158 **School:** Coatesville Area
 \$477 **County:** Chester
 \$105 **Municipal:** West Caln Twp.
 \$4,739 **TOTAL**

1/2 Bedrooms 1 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	10'x12'	1 st	Wall to Wall Carpet
DINING	9'x11'	1 st	Wall to Wall Carpet
KITCHEN	9'x13'	1 st	Asphalt Tile
FAMILY	9'x12'	1 st	Wall to Wall Carpet
BEDROOM	10'x13'	1 st	Wall to Wall Carpet
DEN/BEDROOM	9'x9'	1 st	Wall to Wall Carpet

BATHS: Full Bath on 1st Floor
LAUNDRY: Area off Bath
HEATING: Oil Hot Air/Central A/C
WATER HEATER: Electric
BASEMENT: Full/Concrete/Dirt Floor/Outside Entrance
GARAGE: Oversized 2 Car Detached
WINDOWS/DOORS: Insulated Replacement
WATER: Well
SEWER: One Site Sewer
ROOF: Shingle

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