

TAX MAP



2001 BUICK LESABRE CUSTOM 4 DOOR, 80,000 mi.

(to be sold at 6:00pm, just prior to real estate)

FURNITURE & APPLIANCES: Beveled glass cupboard, swivel rocker, sofa, table, coffee & end table, stand, lamps, foot stool, mirror, clothes tree, rocker, kitchen table & 4 chairs, 50's kitchen table, end table, twin beds & 2 dressers, desks & desk chairs, 2 drawer file, dresser, chest of drawers, lawn & porch furniture, porch swing, pool table, elec. hospital bed, Hoyer lift, turn safe, Amana side-by-side refrig/freezer, chest freezer, Whirlpool washer & dryer, flat screen TVs, HP computer & more.

ANTIQUES, COLLECTABLES & HH GOODS: Phil Philbeck print, pictures, iron eagle, costume jewelry, books, jigsaw puzzles, pretzel tin, fans, CI skillet, Revereware, kitchen wares, linens, sewing stand, bread maker, asst. glassware, binoculars & more.

TOOLS, EQUIPMENT, LAWN/GARDEN: Simplicity 5216 garden tractor, push mowers, lawn sweeper, lawn cart, hedge clippers, elec. chainsaw, ladders, bird bath, whirligig, flower pots, peat moss, lawn & garden hand tools, live animal traps, Express wagon, power washer, 5500 generator, floor jack, camping stove, air compressor, radial arm saw, table saw, drill press, scroll saw, sanders, bench grinder, vises, clamps, router table, tool boxes, lots of wood working power and hand tools, fasteners & much more.

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE
Well Built Brick 1 Story Home w/Built-in 1 Car Garage on a 1 Acre^{+/-} Lot
2001 Buick, Antiques, Furniture, Appliances, Glassware, Tools, Lawn/Garden & HH Goods

1470 Creek Road

Glenmoore PA 19343

Wallace Twp – Downingtown Area Schools

Tuesday, May 17, 2016 – 3:00 PM

Real Estate Offered at 6:00 PM



**BARR
DAVIS**
AUCTIONEERS, LLC
AY-002084

Barr/Davis Auctioneers, LLC
Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433
www.barrdavis.com

ADDRESS: 1470 Creek Road, Glenmoore PA 19343

DATE: Tuesday, May 17, 2016 · 3:00^{pm}
Real Estate offered at 6:00^{pm}

OWNER: George D. Loughlin

★FEATURES★

Well built brick one story home with built-in 1 car garage on a 1+/- acre lot. Country location yet easy access to major routes. Seriously for sale – don't miss it!

★SPECIAL FEATURES★

Hardwood floors throughout except kitchen & bath;
Living room brick fireplace, built-in bookcases & new bay window;
Master bedroom with full ceramic tiled bath and wall A/C unit;
Ceiling fans in living room, kitchen, all bedrooms & enclosed back porch;
Lighted closets;
Updated oil furnace & 200 amp electric service;
Basement shop area with built-in cabinets;
6'x11' Greenhouse attached to house;
10'x20' Enclosed back porch w/handicap ramp.

★PURCHASE PRICE INCLUDES★

Electric cooktop;
Wall oven;
Microwave fan/hood.

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by June 30, 2016.
Buyer pays all Realty Transfer Taxes.

Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms.

★OPEN FOR INSPECTION★

Wednesday, April 6, 2016 from 4-6^{pm} &
Saturday, April 9, 2016 from 2-4^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Downingtown, take Rt 282 N (Creek Rd) to property on left past Marshall Rd.

STYLE: 1 Story Rancher
YEAR BUILT: 1963+/-
LOT DESCR: 1+/- Acre
ZONING: Residential
TAX PARCEL: 31-01-0111
DEED REF: L34-485
LIVING AREA: 1,188

TAXES: **YEAR: 2015/16**

\$3,415
523
0
\$3,938

School: Downingtown Area
County: Chester
Municipal: Wallace Twp
TOTAL

3 Bedrooms 2 baths

ROOM	SIZE	LEVEL	COMMENT
LIVING	13x18	1 st	WW Carpet/Hardwood
KITCHEN	12x12	1 st	Vinyl
BEDROOM	11x13	1 st	Hardwood
BEDROOM	10x13	1 st	WW Carpet/Hardwood
BEDROOM	9x10	1 st	WW Carpet/Hardwood

BATHS: 2 full on main floor
LAUNDRY: 9'x11' room off kitchen on 1st
HEATING: Oil hot water baseboard (3 zones)
WATER HEATER: Summer/winter hookup
BASEMENT: Full
GARAGE: Oversized 1 car built-in w/opener
WINDOWS/DOORS: Some insulated replacement
WATER: On site well
SEWER: On site septic
ROOF: Shingle

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