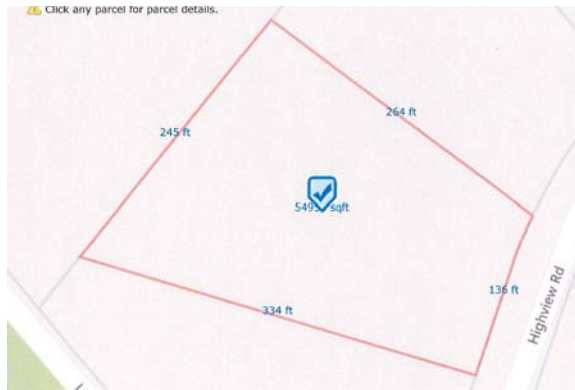


## TAX MAP



### Antiques, Collectables & HH Goods

Washbowl & pitcher, oil lamp, crocks, asst glassware, painted oar, barn star, rugs, lamps, quilted wall hanging, nice treadmill, floor fans, oil radiator, local artist prints, pictures & more.

### Furniture & Appliances

Nice oak checkerboard top table, cherry hutch, nice small dropleaf table with drawers, pine dropleaf tables, set 6 pressed back oak chairs, bookcases, cane chairs, nursing chair, desks, futons, jelly cupboard, punched tin pie safe, office chair, folding chairs, hall cabinet, chest of drawers, pine dresser, pine armoires, double bed, Kenmore washer & dryer, microwave & more.

### Tools & Lawn/Garden

John Deere L130 riding mower, lawn cart, Honda self propelled mower, Atlas rototiller, elec wood splitter, chainsaws, Troybuilt elec start generator, Smokercraft alum rowboat model 125F, ladders, shopvac, chopsaw, scroll saw, torpedo heater, workbenches, bench grinder, sander, drill press, vise on metal table, asst hand & power tools, nails & screws, clamps, hand truck, patio swing, bird bath, gas grill, garden bench, milk can & much more.

### Guns (sold at 5:30pm)

Winchester Model 94 30-30, Winchester Model 37 12 ga, Ithaca Deerslayer Feather Light 12 ga pump with scope, Ithaca 12 ga Feather Light pump, Remington Gamemaster 30.06 pump with 3x9 Redfield scope, Marlin Golden 39A .22 cal, CTG .357 Mag Trooper 6" barrel, gun cabinet, clay bird thrower, 2 fencing swords & more.

*All guns sold in compliance with all State and Federal Laws.*

# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE  
**2 Story Home w/Attached 2 Car Garage on a  
1.1 Acre<sup>+/-</sup> Lot Adjacent to Marsh Creek  
Antiques, Furniture, Collectables, Tools, Guns,  
Lawn/Garden & HH Goods**

## 3 Highview Road

## Downingtown PA 19335

*Upper Uwchlan Twp – Dowington Area Schools*

## Tuesday, June 21, 2016 - 4:00 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](http://www.barrdavis.com)

**ADDRESS:** 3 Highview Road, Downingtown PA 19335

**DATE:** Tuesday, June 21, 2016 at 4:00 pm  
Real Estate at 6:00 pm

**OWNER:** Rodney A. & Ruth Ann Hughes

**★FEATURES★**

Well built & kept 2 story home with attached oversized 2 car garage on a 1.1+/- acre landscaped lot adjacent to Marsh Creek State Park with lake views. Super location with easy access to major routes. Seriously for sale & deserves your attention.

**★SPECIAL FEATURES★**

Huge 1<sup>st</sup> floor family room with stone fireplace;  
Oak kitchen with granite counters;  
16'x20' Heated sunroom addition to rear with cathedral ceiling, 2 ceiling fan/lights and pine tongue & groove walls;  
Ceiling fans in family room, kitchen & 3 bedrooms;  
Lighted closets & attic storage;  
Oversized attached 2 car garage;  
14'x18' Flagstone patio;  
6'x30' Covered front porch.

**★PURCHASE PRICE INCLUDES ★**

Wood shed in yard                      Propane oven/range  
Basement cabinetry                      Built-in dishwasher

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.  
Balance by July 29, 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, May 18, 2016 from 4-6<sup>pm</sup> &  
Saturday, May 21, 2016 from 2-4<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Lionville, take Rt 100 North to Eagle, bear left on Little Conestoga Rd to Left on Highview Road (past Turnpike overpass). Property on Right.

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

**STYLE:** 2 Story

**YEAR BUILT:** 1974+/-

**LOT DESCR:** 1.1 Acres (see plot plan)

**ZONING:** Residential

**TAX PARCEL:** 32-03-0053.1300

**DEED REF:** S43-202

**LIVING AREA:** 2,376+/- SF

**TAXES:**                      **YEAR: 2015**

\$4,772

**School:** Downingtown Area

731

**County:** Chester

182

**Municipal:** Upper Uwchlan

\$5,685

**TOTAL**

**3 Bedrooms 2½ baths**

ROOM	SIZE	LEVEL	COMMENT
FOYER	8x12	1 <sup>st</sup>	Wood laminate
LIVING	11x17	1 <sup>st</sup>	Oak hardwood
DINING	11x12	1 <sup>st</sup>	Oak hardwood
KITCHEN	11x18	1 <sup>st</sup>	Wood laminate
FAMILY	14x32	1 <sup>st</sup>	WW carpet
BEDROOM	12x19	2 <sup>nd</sup>	WW carpet
BEDROOM	10x11	2 <sup>nd</sup>	WW carpet
BEDROOM	11x13	2 <sup>nd</sup>	WW carpet

**BATHS:** 2 full baths on 2<sup>nd</sup>, ½ on 1<sup>st</sup>

**LAUNDRY:** & Mudroom on 1<sup>st</sup> (6x12)

**HEAT/COOL:** Oil hot air/central A/C

**WATER HEATER:** Electric

**BASEMENT:** Full/concrete floor

**GARAGE:** Attached 2 car w/electric opener

**WINDOWS/DOORS:** Insulated replacement

**WATER:** Public

**SEWER:** On site septic

**ROOF:** Shingle

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