

# PUBLIC AUCTION

**VALUABLE CHESTER COUNTY REAL ESTATE**

**3 Highview Road, Downingtown PA 19335**

**Well Built & Kept 2 Story Home w/Attached 2 Car Garage on a  
1.1+/- Acre Lot Adjacent to Marsh Creek**

*Antiques, Furniture, Glassware, Tools,  
Gun, Lawn/Garden & HH Goods*

**Tuesday, June 21, 2016 · 4:00<sup>pm</sup>**

**Real Estate Offered at 6:00<sup>pm</sup>**

**DIR:** 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.



## ★REAL ESTATE★

1<sup>st</sup> floor: Foyer w/wood laminate flooring, oak kitchen w/granite counters, living room, dining room, huge family room w/stone fireplace, laundry/mudroom, powder room, 16'x20' heated sunroom addition to rear w/cathedral ceiling, 2 ceiling fan/lights and pine tongue & groove walls. 2<sup>nd</sup> floor: 3 bedrooms, 2 full baths. Oversized attached 2 car garage; attic storage, flagstone patio; covered front porch, full basement. Oil heat, central A/C, public water, on site septic.

## ★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.*

## ★OPEN★

Wednesday, May 18, 2016 from 4-6<sup>pm</sup> & Saturday, May 21, 2016 from 2-4<sup>pm</sup>

## ★TERMS★

10% Down payment day of Auction. Balance by July 29, 2016. Buyer pays all Realty Transfer Taxes.

**FOR:** Rodney A & Ruth Ann Hughes, Kling & Fanning, Attorneys



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