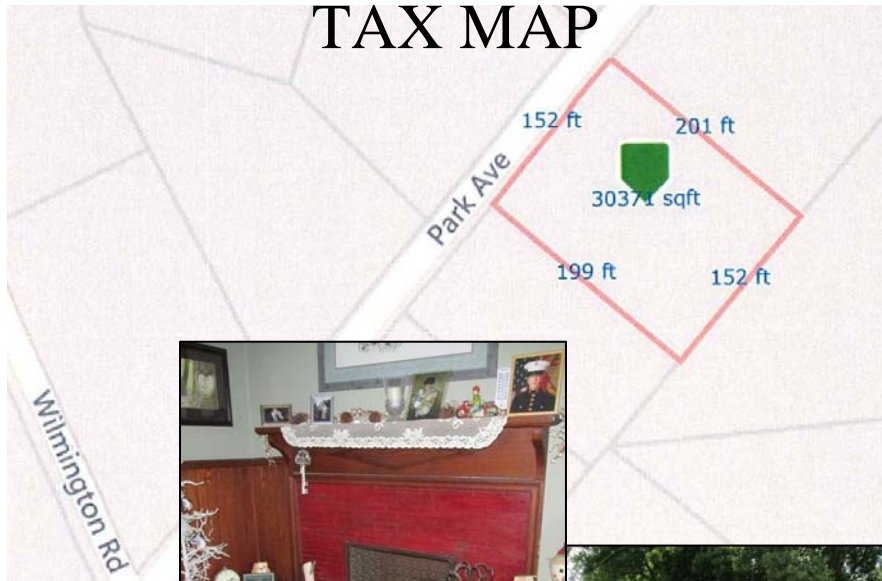


TAX MAP



PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**Well Kept 4 BR, 2½ Story Home
with 1 BR Cottage on .72 Acre^{+/-} Lot**
95 Park Ave, Coatesville PA 19320

E. Fallowfield - Coatesville Area Schools

Wednesday, October 5, 2016 - 6:00 PM



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

**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: 95 Park Avenue, Coatesville PA 19320

DATE: Wednesday, October 5, 2016 · 6:00^{pm}

OWNER: Nancy E. Wilkinson

★FEATURES★

Well kept 2½ Story home with a detached 560+/- SF Cottage. Great to live in one and rent the other. House currently rented at \$1,375/month + utilities. Cottage is owner occupied. Seriously for Sale – Don't Miss It!

★MAIN HOUSE SPECIAL FEATURES★

Natural stained woodwork on 1st floor;

Two built-in corner cupboards in Dining room;

Huge Master bedroom;

Ceiling fans in Kitchen & Master bedroom;

Fenced side yard with stone BBQ;

Storage barn new is 2015;

Purchase Price Includes: Electric Oven/Range & Washer/Dryer.

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction. Balance by November 18, 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, September 7, 2016 from 4-6^{pm} &

Sunday, September 11, 2016 from 2-4^{pm}

★DIRECTIONS★

From Rt 82 and Strasburg Rd, take Strasburg Rd West to

Left on Park Avenue. Property on Left.

TAXES: YEAR: 2016

\$4,852 **School:** Coatesville Area

616 **County:** Chester

185 **Municipal:** East Fallowfield

\$5,653 **TOTAL**

STYLE: 2 Story house, 1 Story cottage

YEAR BUILT: 1889+/-

LOT DESCR: .71+/- acre

ZONING: Residential

TAX PARCEL: 47-04-0122

DEED REF: 8632-1439

MAIN HOUSE: 4 Bedrooms, 1½ baths **LIVING AREA:** 1,956^{+/-} SF

ROOM	SIZE	LEVEL	COMMENT
LIVING ROOM	25x13	1 st	Softwood
DINING ROOM	13x11	1 st	Softwood
KITCHEN	11x11	1 st	Vinyl Tile
LAUNDRY/MUDROOM	9x11	1 st	Vinyl
BEDROOM	23x9	2 nd	Softwood
BEDROOM	11x14	2 nd	Hardwood
BEDROOM	14x11	3 rd	Softwood
BEDROOM	14x11	3 rd	Softwood

BATHS: ½ on 1st, full on 2nd

HEATING: Oil hot water (new in 2015)

WATER HEATER: Electric

BASEMENT: Full/concrete floor

WINDOWS/DOORS: Some insulated replacement

WATER: On-site well (shared w/cottage)

SEWER: On-site septic (shared w/cottage)

ROOF: Shingle

COTTAGE: 1 Bedroom, 1 bath **LIVING AREA:** 650^{+/-} SF

ROOM	SIZE	LEVEL	COMMENT
LIVING ROOM	10x18	1 st	Wood laminate
DEN	7x10	1 st	WW Carpet
KITCHEN	10x11	1 st	Tile
LAUNDRY/MUDROOM	10x11	1 st	WW Carpet
BEDROOM	10x18	1 st	WW Carpet

BATH: Ceramic tile full bath on 1st

HEATING: Electric baseboard

WATER HEATER: Electric

BASEMENT: Full/concrete floor

WINDOWS/DOORS: Insulated replacement & 3 storm windows

WATER: On-site well (shared w/house)

SEWER: On-site septic (shared w/house)

ROOF: Shingle

★COTTAGE SPECIAL FEATURES★

8'x10' Patio & Fenced rear yard;

Ceiling fans in Living room, Kitchen & Bedroom

Price Includes: Electric Oven/Range, Washer/Dryer & Refrigerator

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