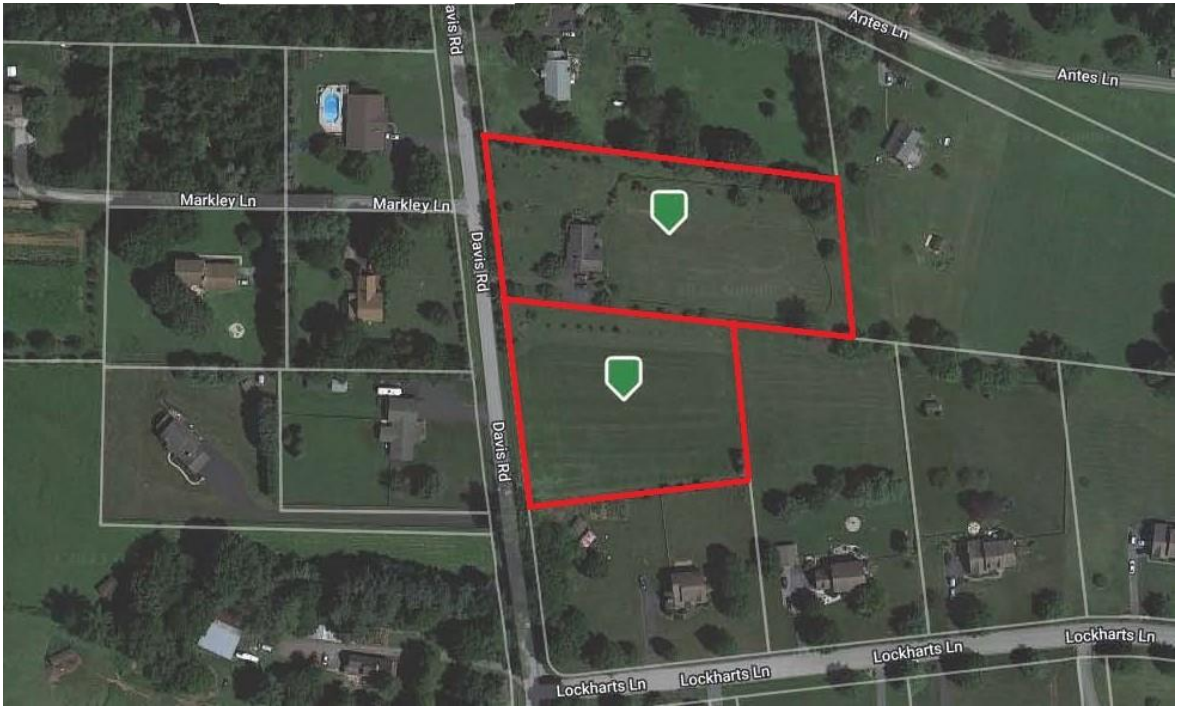


TAX MAP



★PERSONAL PROPERTY★

★1950 Harley Davidson FL Hydra Glide 91,579 miles & saddle bags★

★2017 Subaru Forester AWD 89k +/- miles, 4 door hatchback★

★Furniture★

Ridgeway Grandfather clock, oak tea cart, oak magazine rack, oak dining table w/ 8 chairs, reproduction oak ice box cabinet, blue velvet Chesterfield sofa & loveseat, book rack, oriental style rugs & runners, iron stand, patio sets, oak bench, electric fireplace, oak end & coffee tables, blue velvet arm chairs, leather loveseat, oak entertainment center, mantle clock, 3 pc painted full size bedroom set, chest of drawers, glass top table, painted milk cans, end tables & more.

★Household Goods & Glass★

Cranberry glass vases, KDI flower pot, pottery flower pots, oriental vase, ginger jar, assorted pots & pans, milk can, concrete lawn jockeys, pet cage, assorted holiday decorations, Byers Choice figurines & more.

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

168 & 170 Davis Road, Coatesville, PA 19320

Well-Kept One-Story Home w/ an Addition on a 2+ Acre Level Lot. Att. 1.4 Acre +/- Building Lot Sold Separately. Total Acreage 3.48 +/- Acres.

**Antiques, Collectables, Furniture, Glassware, and HH Goods
1950 Harley Davidson FL Hydra Glide Motorcycle in Original
Condition, 9,157 Miles on Odometer.**

**2017 Subaru Forester AWD Inspected, 89k +/- miles, Excellent
Condition.**

Wednesday, April 12, 2023 - 3:00 PM

Real Estate Offered at 6:00 PM West Caln Twp – Coatesville School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 168 & 170 Davis Road, Coatesville, PA 19320

DATE: Wednesday, April 12, 2023 3 PM (Real Estate at 6 PM)

OWNER: Louise E. Guie, Estate

★FEATURES★

Well built & kept 1 story home w/ an addition on a 2.002 Acre level lot. Great country location with easy access to major routes. Separate 1.485 adjoining level lot to be offered separately.

★SPECIAL FEATURES★

Family/Dining Addition with Cathedral Ceiling w/ Ceiling Fan/Light
Living Room Brick Fireplace with Heatilator and Propane Logs and Ceiling Fan/Light
Updated Island Oak Kitchen with Corian Counters and SS Appliances
Hardwood Floors Throughout
Covered Front Porch and 11'x11' Rear Paver Patio
Split Rail Fenced Rear Yard
14'x24' Storage Barn

★PURCHASE PRICE INCLUDES★

SS Electric Oven/Range
SS Dishwasher

SS Refrigerator
Window Treatments

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction. Balance by May 25, 2023.
Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Wednesday, March 15, 2023 from 4-6^{pm} & Sunday, March 19, 2023 from 1-3^{pm}
Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Coatesville take Route 82 North to Lafayette Road. Turn left to Hibernia Road. Turn right to Telegraph Road. Turn left to Davis Road, Turn right to property on right.

★REAL ESTATE METHOD OF SALE★

170 Davis Road with the dwelling on 2.002 acres will be offered first. The lot will be offered second. The properties will not be offered as a combined package. Sale prices subject to sellers' confirmation

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

STYLE: One Story Rancher
YEAR BUILT: 1978 with Addition
LOT DESCR: 2 Acres +/- (Plot Plan on Back)
ZONING: Site Responsive Residential
TAX PARCEL: 28-03-0013.3800 & 28-03-0013.0500
DEED REF: 5309-682 & X52-134
LIVING AREA: 1,880 sq ft +/-

Vacant Lot
168 Davis Road

House and Lot
170 Davis Road

Taxes: Year: 2023

\$2,047 **School** Coatesville
 \$2269 **County:** Chester
 \$87 **Municipal** West Caln Twp.
 \$2,360 **TOTAL**

Taxes: Year: 2023

\$5,155 **School** Coatesville
 \$569 **County:** Chester
 \$219 **Municipal** West Caln Twp.
 \$5,943 **TOTAL**

3 Bedrooms 2 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	13'x17'	1 st	Hardwood
DINING AREA	11'x15'	1 st	Hardwood
KITCHEN	10'x19'	1 st	Hardwood
FAMILY	11'x13'	1 st	Hardwood
BEDROOM	13'x13'	1 st	Hardwood
BEDROOM	10'x10'	1 st	Hardwood
BEDROOM	9'x13'	1 st	Hardwood

BATHS: 2 Full Baths on 1st Floor

LAUNDRY: Area in Basement

HEATING: Oil Hot Water Baseboard/Central A/C

WATER HEATER: S/W Hookup

BASEMENT: Full/Concrete Floor/Outside Entrance

GARAGE: Off Street Parking

WINDOWS/DOORS: Insulated

WATER: Well

SEWER: On Site Septic

ROOF: Shingle

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