

# REAL ESTATE AUCTION

## 4 Bed, 2 Bath, Ranch House 1-Car Attached Garage, Storage Barn

Friday May 5, 2023 @ 5PM

97 Compass Road, Parkesburg, PA 19365



**Directions:** From Rt. 30 East, turn left on Compass Rd., property on left.

**Property Description:** Beautiful Raised Rancher with daylight Basement! Recently remodeled kitchen (w/ large center island, granite countertop, lots of cabinets), large 1<sup>st</sup> floor family room (w/ brick fireplace), 1<sup>st</sup> floor laundry just off the kitchen, lots of windows offering wonderful views. Dining room that has double doors leading to a deck overlooking a private back yard. Very secluded, but minutes from your grocery store, drug store, gas station, and hardware. Land preserve entrance just across the street accessing hundreds of acres of hiking trails. Easy Amtrak commute to Philadelphia!

**Basement:** 2nd Kitchen, and a large family room, one bedroom, and full bathroom, recessed lights and a wood burning stove. Walk-out access! Lots of daylight!

**Amenities:** 1 Car garage, w/ 9'x 7' overhead door, with separate utility room. Paved driveway. 12' x 16' Mini-barn, 8' x 12' dog kennel, Rear deck 14' x 23', Reel wash line, electric water heater, water treatment system with UV light. Much More! Onsite well and septic.

**Open House Dates:** Thursday April 6, 4-6 PM and Saturday April 8, 12-3 PM.

- Chester County, Sadsbury Township, Coatesville Area School District
- Tax parcel # 190-61949-0-0000, Taxes \$4,884 (2022)
- Broker Participation offered. See website for details.

**Terms:** Security Payment on Auction Day - \$30,000, Settlement on or before June 30, 2023. Taxes prorated to date of settlement. Buyer pays 2% PA State transfer tax.

**Auctioneer's Note:** Private, peaceful, and immaculate property. Beautiful Chester Co. setting with easy access to major shopping and social centers. This home is truly a gem, you won't want to miss out on making this your forever home!

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com)

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