

PUBLIC AUCTION

4 BR 2 STORY W/ATTACHED 3 CAR GARAGE ON 1.3 ACRES

HONEY BROOK AREA

TUESDAY, APRIL 21, 2020 AT 5 PM



LOCATION: 450 N. Sandy Hill Road, Coatesville, PA 19320. From Honey Brook take Rt. 10 S. for 3.7 miles, slight left to stay on 10 then left onto Hill Road for 1.5 miles, right onto N. Sandy Hill Road for 0.9 mile to property on left.

REAL ESTATE: Beautiful 4 BR 2.5 Bath Colonial 2 Story on a quiet 1.3 acre country lot backed by woods.

HOUSE: First Floor w/9' ceilings: 2 Story Foyer w/hardwood floor; Living Room w/marble gas fireplace; Family Room; Dining Room; Large Eat-in Kitchen w/island, computer work space and sliding door to deck; Powder Room; and Laundry Room. Second Floor: Master Bedroom w/walk-in closet; Master Bath w/soaking tub, shower & double bowl vanity; Bonus Bedroom w/skylights; 3 more Bedrooms; and Full Bath. The home has an attached 3 Car Garage w/electric openers, full Daylight Basement with sliding glass door to patio, propane gas heat w/central air, onsite septic and public water.

NOTE: This maintenance free 2 story has a peaceful setting back off the main road with lots of room. Sellers are moving out of state and are motivated to sell!

OPEN HOUSE: BY APPOINTMENT ONLY WITH OWNER. Call Travis at 717-725-7274.

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Courtney Dilworth; Kling & Deibler Attorneys.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
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Lot Size/Acres: **1.3 Acres**
 School District: **Coatesville Area**
 Township: **West Caln**
 County: **Chester**
 Taxes: **\$6,820**
 Type: **Colonial 2 Story**
 Construction: **Stone & Vinyl**

Roof: **Shingle**
 Square Feet: **2,621**
 Age, Condition: **2002, Good**
 Flooring: **Wood, Vinyl, Carpet**
 Bedrooms: **4 (or 5)**
 Baths: **2 Full, 1 Half**
 Laundry: **Yes**

Basement: **Full, Daylight w/OE**
 Fireplace: **Yes**
 Heating: **Propane Heat w/C/A**
 Cooling: **Central Air**
 Appliances: **D/W, Washer & Dryler**
 Deck/Porch: **Full Front Porch 4x36, Rear Deck 8x8**

Garage: **3 Car Attached, Oversized**
 Outbuildings: **None**
 Water: **Public**
 Sewer: **On Site**

Room Sizes

Living Room: **13 x 18** Family Room: **13 x 15** Dining Room: **12 x 15** Kitchen: **15 x 23** Laundry: **6 x 6**
 Master Bedroom: **14 x 16** Bonus/Bedroom: **14 x 21** Bedroom: **12 x 13** Bedroom: **12 x 13** Bedroom: **10 x 11**



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