

## TAX MAP



**1991 Cadillac Sedan DeVille Brougham, 74,875+/- miles (offered at 5:45<sup>pm</sup>)**

### **Guns (offered at 5:30<sup>pm</sup>)**

*All guns sold in accordance with all Federal & State Laws*

Colt 357 Magnum Trooper MK111 Revolver

Winchester M24 16 ga. Side by Side Shotgun

Remington Model 541T .22 cal. with Scope

Marlin Model 80 .22 cal. with Scope

Assorted Ammo

### **Tools, Lawn & Garden**

Gravely 8199KT Professional garden tractor w/mower deck & snow plow, 17 cu.ft. dump cart, Jackson dump cart, asst garden tools, lawn sweeper, ladders, wheelbarrow, weed eaters, chain saw, 3 bench grinders, sawsall, asst hand & power tools, pipe wrenches, vise, jacks, scaffolding, vacuum pump, air compressor, shop vacs, torch set on cart, well pump, metal cabinets, quartz light, Logan metal lathe, machinist tool chest, Dewalt radial arm saw, table saw, Buffalo drill press, disc sander, 8' SS table & much more.

### **Furniture & Appliances**

Mahogany dining room table & 6 chairs, cherry hutch, dinette table & chairs, cherry end tables, recliners, sofa, mahogany game table, cherry grandfather clock, rockers, upholstered chairs, nice mahogany 5 pc pineapple bedroom suite, 3 pc acorn maple bedroom suite, pine queen bed, single bed, cedar chest, mahogany dresser & vanity & chest of drawers, chest of drawers, wall mirror, refrig/freezer, Maytag washer and dryer, microwave & more.

### **Antiques, Glassware & HH Goods**

Triple beam scales, milk cans, men's jewelry, photography equipment, Indian book ends, Haviland china, collector plates, Sony flat screen TV, Toshiba laptop, sewing machine, vacuum cleaner, dehumidifier, Casio keyboard, elec mixer, Corningware, crockpot, pots, pans, kitchen utensils & more.

**Auctioneers Note:** Good clean furniture and tools at this one.

Lots of on-site parking available.

# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**Large 2 Story Home w/Attached  
2 Car Garage on a 3.2 Acre<sup>+/-</sup> Lot**  
*Car, Antiques, Furniture, Appliances, Collectables,  
Guns, Tools, Lawn/Garden & HH Goods*

**1600 E. Kings Hwy**

**Coatesville PA 19320**

**Thursday, April 20, 2017 - 3:00 PM**

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

*Caln Twp*

*Coatesville Area Schools*



**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](http://www.barrdavis.com)

---

**ADDRESS:** 1600 E. Kings Hwy, Coatesville PA 19320

---

**DATE:** Thursday, April 20, 2017 at 3:00<sup>pm</sup>  
Real Estate Offered at 6:00<sup>pm</sup>

---

**OWNER:** William Paloczi Estate

---

### ★FEATURES★

Large 2 Story Colonial with over 3,500 SF of interior living space with an attached 2 car garage on a 3.2+/- acre lot with subdivision possibilities.

Great location with easy access to Route 30 Bypass.

Seriously for sale – don't miss it!

### ★SPECIAL FEATURES★

Living room brick fireplace;

Cherry eat-in kitchen;

1<sup>st</sup> floor laundry room;

9'x11' & 11'x14' Unfinished 1<sup>st</sup> floor rooms could be possible in-law quarters or office area;

9'x21' 1<sup>st</sup> Floor shop area;

14'x18' Concrete patio.

### ★PURCHASE PRICE INCLUDES★

Electric Oven/Range

Water Conditioning System

### ★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by May 31, 2017.

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, March 29, 2017 from 4-6<sup>pm</sup> &

Thursday, March 30, 2017 from 4-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

### ★DIRECTIONS★

From Rt 30 Bypass, take Reeceville Rd Exit,  
turn left on Reeceville Rd, right on Kings Hwy,  
to house approx 1 mile on left.

**STYLE:** 2 Story Colonial**YEAR BUILT:** 1977+/-**LOT DESCR:** 3.24+/- Acres**ZONING:** R2 Residential**TAX PARCEL:** 39-03-0078.0100**DEED REF:** B41-1038**LIVING AREA:** 3,502**TAXES:** **YEAR: 2016/17**

\$6,191

**School:** Coatesville Area

770

**County:** Chester547**Municipal:** Caln Twp

\$7,508

**TOTAL****4 Bedrooms 3½ baths**

ROOM	SIZE	LEVEL	COMMENT
LIVING	13x24	1 <sup>st</sup>	WW Carpet
DINING	11x13	1 <sup>st</sup>	WW Carpet
KITCHEN	12x14	1 <sup>st</sup>	Wood Laminate
FAMILY	18x15	1 <sup>st</sup>	WW Carpet
BEDROOM	13x14	2 <sup>nd</sup>	WW Carpet
BEDROOM	12x13	2 <sup>nd</sup>	WW Carpet
BEDROOM	11x12	2 <sup>nd</sup>	WW Carpet
BEDROOM	9x11	2 <sup>nd</sup>	WW Carpet

**BATHS:** 1½ on 1<sup>st</sup>, 2 on 2<sup>nd</sup>**LAUNDRY:** 1<sup>st</sup> floor**HEAT/COOL:** Heat pump/central AC**WATER HEATER:** Electric**BASEMENT:** Full/concrete floor/outside entrance**GARAGE:** 2 Car attached w/electric openers**WINDOWS/DOORS:** Aluminum w/screens**WATER:** On site well**SEWER:** On site septic**ROOF:** Shingle

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