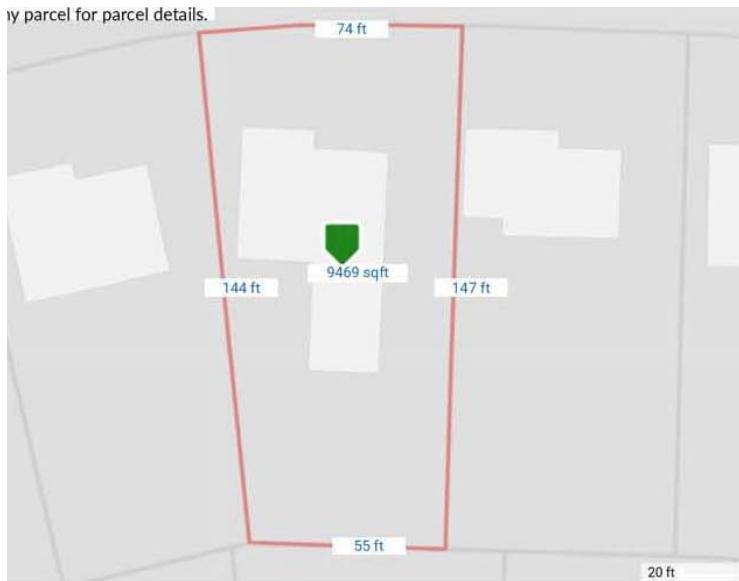


## TAX MAP



### ★ANTIQUES, FURNITURE & HH GOODS★

5 pc BR suite, 3 pc BR suite, china cupboard, bakers racks, book shelves, roll top desk, chest of drawers, chairs, patio set, floor & table lamps, sofa, trunks, oil lamps, luggage, Keurig coffee maker, asst. pots & pans, dishes, Tupperware, knife sets, linens, file cabinets, fire ext., computer desks, paper shredder, Nordic Track treadmill (nice), punching bag, Hess truck, old books, golf bags, baseball & football cards and more.

### ★TOOLS, LAWN/GARDEN★

Cub Cadet lawn mower, battery charger, alum. ext. ladder, step ladders, weed eaters, leaf blower, Murray 10 speed bike, wheel barrow, asst. hand, power and yard tools and more.

### ★FENDER SQUIER ELECTRIC GUITAR★

# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**2 Story Home w/Addition & Attached**

**1 Car Garage on a .21 Acre<sup>+</sup> Lot**

*Antiques, Furniture, Collectibles,  
Lawn/Garden, Tools & Household Goods*

**604 5<sup>th</sup> Avenue,**

**Parkesburg PA 19365**

**Wednesday, March 14, 2018 - 3:00 PM**

Real Estate Offered at 6:00 PM



**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:** 604 5<sup>th</sup> Avenue, Parkesburg PA 19365

**DATE:** Wednesday, March 14, 2018 · 3:00<sup>pm</sup>  
Real Estate Offered at 6:00<sup>pm</sup>

**OWNER:** Cleavonne S. Stratton, Estate

### ★FEATURES★

Large 2 Story home with addition on a level .21+/- acre lot.

1<sup>st</sup> Floor addition for possible in-law quarters.

Great location w/easy access to major routes & train station.

Seriously for sale – don't miss it!

### ★SPECIAL FEATURES★

Large country kitchen w/breakfast bar;

Master Bedroom with full bath, plus a 11x13 dressing room/nursery  
adjoining with whirlpool tub;

1<sup>st</sup> floor family room w/cathedral ceiling &  
brick wood burning fireplace;

11'x11' Enclosed sun porch w/skylights & hot tub;

Ceiling fans in kitchen, 3 bedrooms & dressing room.

1<sup>st</sup> floor in-law quarters with living/dining area, kitchen, bedroom, full bath  
w/laundry hookups;  
10'x12' Rear deck.

### ★PURCHASE PRICE INCLUDES★

Electric oven/range	Built-in dishwasher
Microwave fan/hood	Garbage Disposal
Storage Barn	Cal spa hot tub

### ★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.  
Balance by April 30, 2018.

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, February 7, 2018 from 4-6<sup>pm</sup> &  
Sunday, February 11, 2018 from 2-4<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

### ★DIRECTIONS★

From Rt 10 & Rt 372 at Parkesburg, go South on Rt 10 to Right on  
Beale Drive, left on 5<sup>th</sup> Avenue to property on left.

**STYLE:** 2 Story with addition

**YEAR BUILT:** 1989+/-

**LOT DESCRIPTOR:** .21+/- Acre

**ZONING:** Residential

**TAX PARCEL:** 08-05-0363.4000

**DEED REF:** 1378-45

**LIVING AREA:** 2.372+/- SF

**TAXES:** **YEAR:** 2017

\$5,865 **School:** Octorara

649 **County:** Chester

1,485 **Municipal:** Parkesburg Boro

\$7,999 **TOTAL**

**4 or 5 Bedrooms 3½ + ½ baths**

ROOM	SIZE	LEVEL	COMMENT
<b>LIVING</b>	12x15	1 <sup>st</sup>	WW Carpet
<b>DINING</b>	10x12	1 <sup>st</sup>	WW Carpet
<b>KITCHEN</b>	12x16	1 <sup>st</sup>	Ceramic Tile
<b>FAMILY</b>	12x13	1 <sup>st</sup>	WW Carpet
<b>BEDROOM</b>	13x17	2 <sup>nd</sup>	WW Carpet
<b>BEDROOM</b>	10x21	2 <sup>nd</sup>	WW Carpet
<b>BEDROOM</b>	10x11	2 <sup>nd</sup>	WW Carpet
<b>BEDROOM</b>	11x13	2nd	WW Carpet

**BATHS:** 1½ on 1<sup>st</sup>, 2 full on 2<sup>nd</sup>, ½ on lower

**LAUNDRY:** Area in basement & in-law area

**HEATING:** 2 Heat pumps w/central AC

**WATER HEATER:** Electric

**BASEMENT:** Full/concrete floor

**GARAGE:** 1 Car attached

**WINDOWS/DOORS:** Insulated windows & doors

**WATER:** Public

**SEWER:** Public

**ROOF:** Shingle

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