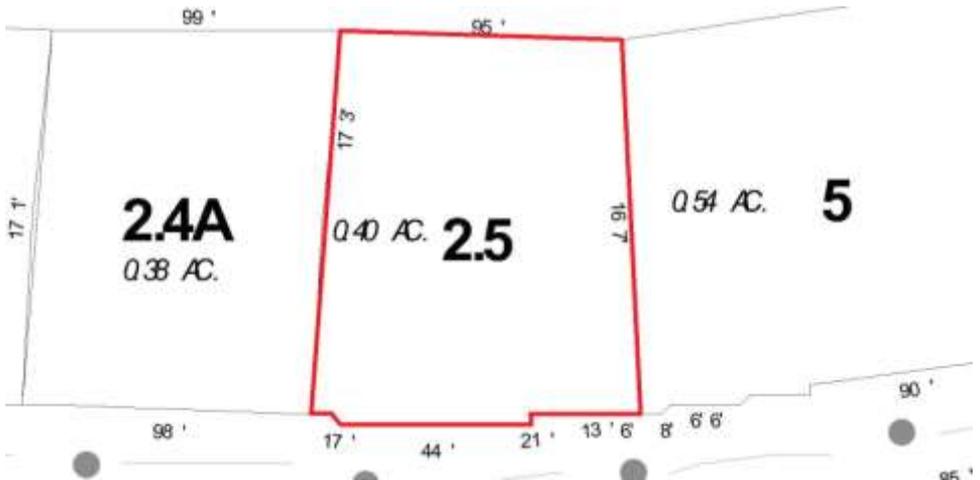


Tax Map



ANTIQUES, FURNITURE & APPLIANCES

Sofa, recliner, chairs, rocking chair, child's rocker, ent. center, dropleaf table, end table, hall table, 4 pc cherry bedroom set, chest of drawers, twin bed set, dressers, bookcase, dining room table & 6 chairs, china cupboard, buffet, dinette set, patio set, bentwood rocker, computer desk, file cabinet, refrigerator, upright freezer, BeverageAir glass door refrigerator, washer, dryer, microwave, window AC, RCA stereo, color TVs & more.

LAWN TRACTORS, SNOWBLOWER, TOOLS, HH GOODS

Craftsman 18hp lawn tractor (almost new), Craftsman 20hp lawn tractor, Craftsman snowblower, push mowers, Excell 2300 pressure washer, (2) weed eaters, Craftsman tool box, drillpress, dump & utility trailers, stepladders, assorted power, hand & yard tools, propane FP, gas grill, lawn jockey, hobby horse, pool table, Beer tap, asst beer signs & collectables, Pepsi cooler, Express wagon, linens, asst pots, pans & dishes and more.

PUBLIC AUCTION

**1307 E. Kings Hwy
Coatesville PA 19320**

**Well Built Rancher w/Attached 2 Car Garage,
Detached 1 Car Garage & In-ground Pool
on a .46^{+/-} Acre Lot**

**Antiques, Furniture, Lawn Tractors,
Snowblower, Tools & Household Goods**

Tuesday, March 22, 2016 - 4:00 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

ADDRESS: 1307 E. Kings Hwy, Coatesville PA 19320

DATE: Tuesday, March 22, 2016 · 4:00^{pm}
Real Estate offered at 6:00^{pm}

OWNER: John E. Trego

★FEATURES★

Well built one story home with attached and detached garages on a .46^{+/-} acre lot. Convenient location and recent upgrades.

Seriously for sale – don't miss it!

★SPECIAL FEATURES★

Recently remodeled full bath with handicap shower;
Ceiling fans in 2 BRs, living room, kitchen & basement;

12'x16' Enclosed sunroom;

16'x32' Esther Williams in-ground pool;

Fenced back yard;

Attached 2 car garage & detached 1 car garages

★PURCHASE PRICE INCLUDES★

Electric oven/range

Wall AC unit

Built-in BBQ grill

Storage barns

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by April 29, 2016.

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 17, 2016 from 4-6^{pm} &

Sunday, February 21, 2016 from 2-4^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt 30 bypass, take Rt 82 N to Right on Rt 340.

Property approximately 1 mile on left.

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

STYLE: 1 Story Rancher
YEAR BUILT: 1964+/-
LOT DESCRIPTION: .46 Acre +/- (Plot Plan on Back)
TAX PARCEL: 39-03-0002.0500
DEED REFERENCE: E35-532
ZONING: Residential
LIVING AREA: 1,278 +/- sq.ft.

TAXES: **YEAR: 2015**
 \$3,762 **School:** Coatesville Area
 478 **County:** Chester
 322 **Municipal:** Caln Twp
 \$4,562 **TOTAL**

3 Bedrooms 1 Bath

ROOM	SIZE	LEVEL	COMMENTS
LIVING RM	12x18	1 st	Hardwood
DINING AREA	12x15	1 st	Vinyl
KITCHEN	12x15	1 st	Vinyl
BEDROOM	12x14	1 st	Hardwood
BEDROOM	12x12	1 st	Hardwood
BEDROOM	11x12	1 st	Hardwood

BATHS: 1 full bath on 1st floor
 (commode in basement)
LAUNDRY: Area in garage & basement
HEAT: Oil hot water baseboard/wall AC
WATER HEATER : Summer/winter hookup
WINDOWS: Insulated replacement
BASEMENT: Full/daylight/outside entrance
GARAGE: 2 car attached & 1 car detached
WATER: On-site well
SEWER: On-site septic
ROOF: Shingle

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