

TAX MAP



★FURNITURE★

Mahogany (high chest of drawers, hall table, bureau, pineapple bed, stand, vanity, kneehole desk, 4 piece dining suite, silverware chest, hall stand, chest, in-laid tapered leg game table), oak pedestal ball & claw feet table, bookcases, pine coffee & end table, curved back rocker, wing chairs, leather chairs & hassock, tier table, Hitchcock chair, leather top stand, leather end table, drop leaf leather stand, marble top coffee table, carved tier table, balloon back chairs, Ridgeway grandfathers clock w/ moon dial, curio cabinet, cherry (hall table, library table, slant top desk), highboy, candle stand, chest of drawers, dressing mirror, maple cupboard, sofas, night stands, coffee table, tea cart, what-not shelf, brass (stand, bakers rack, bed), deco sofa, settee, quilt racks, bamboo patio set, hosp. bed, port. bar & supplies, washer, dryer, flat screen TV & more!

★ANTIQUES & COLLECTABLES★

Gone with the Wind lamp, floor lamps, marble base lamp, HM mantle clock, mirrors, pictures, Wyeth prints, sewing machine, brass duck, angel collection, silver service, silverware & pewter, water & wine sets, Lennox plates, assorted good glassware, elephant poker table, childs piano, bronze golfer statue, milk can, luggage, household goods & more!

★TOOLS & LAWN/GARDEN★

Lawn-vac, mobility scooter, lawn carts, leaf blower, weedeater, assorted hand tools, tool box, battery charger, flower pots, and more.

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

263 S. 13th Avenue

Coatesville, PA 19320

South Coatesville Boro - Coatesville Schools

Stately 2 Story Home with almost 2,600 SF of Living space with a 2 car attached garage on a .87 Acre landscaped lot.

High Quality & Well Kept Antiques, Furniture, Glassware, Tools, Lawn/Garden & HH Goods

Tuesday, July 26, 2016 - 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

ADDRESS: 263 S. 13th Ave, Coatesville, PA 19320

DATE: Tuesday, July 26 at 3:00^{pm}
Real Estate Offered at 6:00^{pm}

OWNER: Vernon M. Mendenhall

★FEATURES★

Well built & kept Stately 2 Story home on almost an acre lot w/mature trees & shrubbery.

Seriously for sale! Don't miss it!

★SPECIAL FEATURES★

Living Room with wood burning fireplace;
Formal Dining Room with (2) built in corner cupboards;
Eat in Kitchen has ceiling fan/light;
15'x16' enclosed Sunroom off Living Room;
Lighted Bedroom closets;
Hardwood floors throughout;
9'x24' Flagstone Patio;
12'x18' Storage Barn w/Electric.

★PURCHASE PRICE INCLUDES ★

Electric Oven/Range
Built in Dishwasher

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by August 31, 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★

Sunday, June 26, 2016 from 2-4^{pm} &
Tuesday, June 28, 2016 from 4-6^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Lincoln Highway at the East End of Coatesville take 13th Avenue South to property on Left.

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

STYLE: 2 story Colonial

YEAR BUILT: 75 years +/-

TAX PARCEL: 09-01-0009

DEED REFERENCE: U-40-143

LOT DESCRIPTION: .87 Acre +/- (Plot plan on back)

ZONING: Residential

LIVING AREA: 2,584 SF +/-

TAXES: YEAR: 2016

\$3,466

School: Coatesville Area

440

County: Chester

804

Municipal: South Coatesville Boro

\$4,710 **TOTAL**

3 Bedrooms

2½ Baths

ROOM	SIZE	LEVEL	COMMENTS
FOYER	8x10	1 st	Hardwood
LIVING RM	15x23	1 st	Hardwood
KITCHEN	10x13	1 st	Vinyl
DINING RM	15x15	1 st	Hardwood
BEDROOM	15x20	2 nd	Hardwood
BEDROOM	13x15	2 nd	Hardwood
BEDROOM	12x13	2 nd	Hardwood
BATHROOMS	2 Full baths on 2 nd floor, 1 st floor powder		
LAUNDRY	Hook-ups in garage		
BASEMENT	Full/concrete floor		
GARAGE	2 Car attached w/electric openers		

WINDOWS/DOORS: Aluminum with screens

WATER HEATER : Summer/Winter Hook Up

HEAT/COOL: Oil Hot Air/Central A/C

WATER: Public

SEWER: On site

ROOF: Shingles

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