

PUBLIC AUCTION

Parcel #1- 3BR 2 Story House w/Pool on 1.2 Acres
Parcel #2- 24' x 30' Bldg w/Attached 20' x 24' Greenhouse,
30' x 30' Bldg, & Carport on 3.03 Acres

Parcel #1 & #2 To Be Sold Separately

Friday, May 29, 2009 @ 4:00PM

101 & 102 Dutchmans Ln, Coatesville, Pa

West Caln Twp. Chester Co. Coatesville Area School District

From Rt.10 & Rt.340 in Compass, take Rt.10 South for 1.5 miles, turn left on Beacon Light Rd for ½ mile, turn left on Black Rd, turn right on Dutchmans Ln.



Parcel#1- Vinyl Sided 2 Sty House on 1.2 Ac w/2716 SF: 1st Floor has kitchen w/35 handle custom maple cabinets, granite countertops, tiled backsplash, pantry, microwave/wall oven unit, glass cooktop, DW, & refrig; dining room; living room w/built-in book cases; lg. desk nook; den/office w/built-in book shelf; family room w/laundry area w/W/D & laundry cabinet; 2 bedrooms w/walk-in closets; 2 full baths w/linen closets; L-shaped back deck; & oversized 2 car garage w/openers. **2nd Floor** has master suite w/wood stove & master bath w/jacuzzi tub. **Basement** has finished rec room. Oil hot air heat w/central air & backup generator w/250 gal propane AST, on site well & septic.

In Ground Pool w/Pavilion/Pool Storage Shed, Gazebo, & Storage Shed.

Note: Well maintained, modern & updated house & property in a quiet, peaceful setting. House has wood trim through-out, wood ceilings w/recessed lighting, and like new appliances. Completely private back yard graced with an abundance of landscaping.



Parcel#2- 3.03 Acre Lot:

30'x30' Pavilion/Fitness Bldg w/12 glass sliding doors, window A/C, gas stove, & surrounding trex deck walk-way; **24'x30' Office Bldg** w/walk-in closets, built-in bookshelves, propane stove & electric heat plus backup generator w/four 125 gal propane ASTs, and attached **20'x24' Attached Greenhouse** w/well & sprinkler systems, ventilating system & propane heat w/two 250 gal propane ASTs.

Lot also has **2 Storage Sheds, Carport & Fence** on 3 sides of property.

Note: Ideal property to build a home with well constructed existing buildings having endless uses.

Sellers have relocated and are very motivated. Property must be sold. This could be a golden opportunity to purchase a very affordable property.

Open House: Saturday, May 16th & 23rd from 1-3PM or anytime by appointment call 610 286-5183.

Terms: 10% down day of sale; settlement within 45 days.

Terms By: Mark J. & Carolyn D. Larocque



Merle Eberly 610 286-5183

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www.horningfarmagency.com