

PUBLIC AUCTION

Cape Cod on 29.5 Acres plus Equipment, Antiques & Personal Property

Compass Area

Saturday, October 26, 2013 @ 9:00 AM w/Real Estate @ 11:00 AM

215 Old Wilmington Road, Coatesville, PA 19320, West Caln Twp., Chester Co., Coatesville Area School District

From blinker light at Rts.10 & 340, take Rt. 340 East for 7/10 mile, right on Old Wilmington Road for 6/10 mile to property on right.



Eat-In Kitchen	13 x 26	Master Bedroom	17 x 13	Upstairs Bedroom	12 x 14
Living Room	21 x 16	Full Bath/Master	12 x 7	Upstairs Bedroom (part finished)	18 x 15
Foyer/Laundry	12 x 8	1 Car Garage	19 x 23	Lower Level Family Room	28 x 37
Full Bath		Wrap Deck	12 x 28	Lower Level Half Bath	

An immaculate property with rolling lawns, mature landscaping, perennial beds, shade trees, paved drive, garden, and fenced pasture with a gorgeous cape cod nestled in the midst. This 2,800 sq. ft. stucco & vinyl sided cape cod was designed with beautiful "old home charm" and includes: **MAIN LEVEL:** 32 handle Eat-In Kitchen w/random width hardwood floor, island/bar, dishwasher, refrigerator, new glass top electric range, and walk-in pantry; **Living Room** w/carpet, exposed beams, brick wood burning fireplace and door to wrap around deck overlooking meadows & woods; **Foyer/Laundry Rm** w/closet and **Full Bath**; **Master Bedroom** w/5 x 12 walk-in closet and **Full Master Bath**; oversized 1 car **Garage** w/electric opener. **SECOND FLOOR:** **Bedroom** w/walk-in closet; unfinished bedroom/bath (rough plumbed, wired, & insulated); attic storage (12 x 23). **FULL DAYLIGHT BASEMENT:** **Family room**, **half bath**, and **storage room**. House has oil hot air heat w/central air, on site well and septic, oil hot water heater. The home has Superior poured concrete basement walls and deep window sills. **44 x 36 Pole Barn** w/3 overhead doors, 220 amp electric and outdoor hydrant

Zoning: Residential Taxes: \$6,252 (in Clean & Green)

This property offers a gorgeous setting with 1/3 wooded and 2/3 open ground including lawn, meadows, tillable acres, and stream. Owners are downsizing and are motivated to sell!

Open House: Saturday, October 5, 12, and 19 (1-3 pm) or anytime by appt. call 610-286-5183

Terms: 10% down day of sale; settlement within 75 days of sale. Terms By: Paul B. & Lena S. Lapp



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