

PUBLIC AUCTION

4 Bedroom House on 2.4 Acres, Antiques & Personal Property

Convenient to Rt. 30 & Other Major Commuter Routes

Saturday, July 20 @ 9:00 am, Real Estate @ 11:00 am

2807 E Kings Hwy, Coatesville, PA, Caln Twp, Chester Co, Coatesville Area School District

From Rt. 82 take Rt. 340 East for 2.8 miles to property on left.



Eat-In Kitchen	11 x 13	Enclosed Porch	12 x 15	Upstairs Bedroom	11 x 13
Living Room	13 x 23	Upstairs Master Bedroom	14 x 15	LL Family Room	20 x 21
Dining Room	11 x 14	Upstairs Bedroom	12 x 13	2. 5 Baths	
Laundry Room	5 x 20	Upstairs Bedroom	10 x 12	2 Car Garage	

This 1,894 sq. ft. Traditional 4 Bedroom 2 Story Includes: MAIN LEVEL: 26 handle Eat-In Kitchen w/built-in wall oven, electric cooktop, and dishwasher; Dining Room; Living Room w/wood burning fireplace and French doors to Enclosed Porch; Laundry Room w/large closet and exit door; Half Bath; and Oversized 2 car Garage. SECOND FLOOR: 4 Bedrooms w/hardwood floors, 2 Full Baths, and Attic Storage. LOWER LEVEL: Family Room w/ Solarium, and large closet; Utility/Storage Room w/outside exit. House has oil hot water, cast iron baseboard heat w/summer/winter hook-up, and on site well and septic.

Zoning: Residential Taxes: \$4,872

This property offers a gorgeous setting with 1/3 open ground and 2/3 wooded and conveniently located to Rt. 30 and other major commuter routes. Needs some light cosmetic updating. The property is an Estate and must be sold!

Open House: Saturday, June 22, 29 & July 6 (1-3 pm) or anytime by appt. call 610-286-5183
Terms: 10% down day of sale; settlement within 45 days of sale. Terms By: F. Elton Weikel Estate



Merle Eberly - 2417-L
Alvin Horning - C.Ivan Stoltzfus CAI

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FARM AGENCY, INC.
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610-286-5183

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