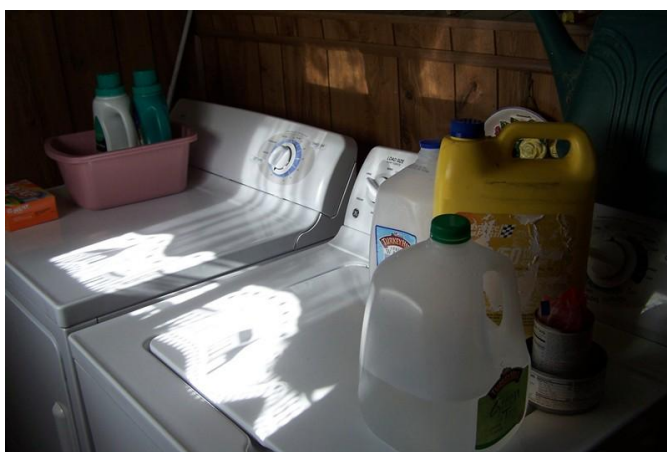


# Antiques, Furniture, Glassware, Tools & Household Goods

Sofa, Loveseat, Chairs, Blue Glass Top End Tables, Asst Lamps, Wall Mirrors, Wall Clock, Corner Cabinet, Kitchen Cupboard, Pullout Table, Dinette, Drop Front Desk, Bookshelf, Waterfall 4 Pc Bedroom Suite, Blonde Bedroom Suite, White Bedroom Suite, Towel Rack, Sony TV, Stereo, Records, Microwave, Side-By-Side Refrig/Freezer, GE Washer & Dryer, Window AC, Singer Treadle Sewing Machine, Sears Sewing Machine, Vacuum, Asst Glassware, Asst Kitchen Items, Weight Bench, Bike, Elec Mower, Gas Weedeater, Stepladder, Few Tools, Miller Lite Sign & More.



# PUBLIC AUCTION

VALUABLE CHESTER COUNTY REAL ESTATE

**Well Built Brick Two Story Row Home**

**Antiques, Furniture, Glassware, Tools &  
Household Goods**

**TUESDAY, MARCH 13, 2012 • 4:00 PM**

**(Real Estate to be Offered at 5:00 PM)**



**806 Madison Street  
Coatesville PA 19320**

**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](http://www.barrdavis.com)

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**ADDRESS:** 806 Madison Street, Coatesville PA 19320

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**AUCTION DATE:** Tuesday, March 13, 2012 • 4:00 PM  
(Real Estate to be Offered at 5:00 PM)

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**OWNER:** Theresa M. Misiewicz Estate

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**★FEATURES★**

**Well built Brick Rowhome in the West End of Coatesville. Plenty of on-street parking and a nice back yard. Seriously for sale – Don't miss it!**

**★SPECIAL FEATURES★**

Ceiling Fan in Dining Room  
1<sup>st</sup> Floor Laundry/Mudroom  
Insulated Replacement Windows  
8'x12' Covered Front Porch

**★PRICE INCLUDES ★**

Electric Oven/Range  
Window AC in Dining Room

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.  
Balance by April 30, 2012.  
Buyer pays all Realty Transfer Taxes.

*Property Sold in "As Is" Condition.*

*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 15, 2012 from 4-6 PM &  
Sunday, February 19, 2012 from 2-4 PM

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Lincoln Highway in Coatesville, Take Strode Ave (Route 82)  
South to Madison Street, turn Right to Property on Left.

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

**STYLE:** Two Story Row Home  
**AGE:** 85<sup>+/-</sup> Years  
**LOT DESCRIPTION:** 22'x142' +/- (.07<sup>+/-</sup> acre)  
**TAX PARCEL:** 16-09-0238  
**DEED REFERENCE:** N34-248  
**ZONING:** Residential (RN1)  
**LIVING AREA:** 1,232 Sq.ft.

**3 Bedrooms      1 Baths**

ROOM	SIZE	LEVEL	COMMENTS
LIVING RM	12x18	1 <sup>st</sup>	WW Carpet
DINING RM	12x13	1 <sup>st</sup>	WW Carpet
KITCHEN	9x13	1 <sup>st</sup>	WW Carpet
BEDROOM	12x14	2 <sup>nd</sup>	WW Carpet
BEDROOM	11x13	2 <sup>nd</sup>	WW Carpet
BEDROOM	9x10	2 <sup>nd</sup>	WW Carpet

**BATHS:** 1 full on 2<sup>nd</sup> floor  
**LAUNDRY/MUDROOM:** 5x8 room off kitchen  
**HEATING:** Oil hot air heat  
**WATER HEATER :** Electric  
**WINDOWS:** Insulated replacement  
**BASEMENT:** Full/Concrete Floor/Outside Entrance  
**WATER:** Public  
**SEWER:** Public  
**ROOF:** Built up row

<b>TAXES:</b>	<b>YEAR: 2011</b>
\$1,885	<b>School:</b> Coatesville
253	<b>County:</b> Chester
<u>570</u>	<b>Municipal:</b> Coatesville City
<b>\$2,708</b>	<b>TOTAL</b>

**TAX MAP**

