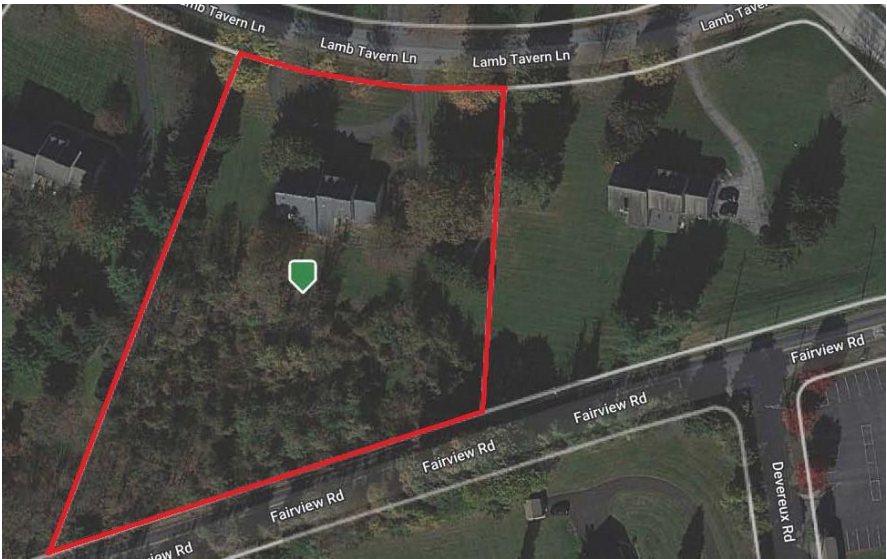


TAX MAP



★PERSONAL PROPERTY★

★Antiques & Furniture★

What not shelves, magazine rack, painted cabinet, twin bed, full size 4 poster bed, kneehole desk, dresser w/ mirror, 3 dressers, 3 chest of drawers, cedar chest, wicker chest, wash stand, book cases, book shelves, wooden bench, kneeling bench, marble top cabinet, bowfront China cupboard w/ beveled mirror, record cabinet, glass front China cupboard, (2) oak China cabinets, glass front China cupboard, oak double pedestal dining table w/ 3 leaves & China cupboard, mahogany extension pedestal table w/ ball & claw feet, ladder back reed seated chairs, jelly cupboard, drop leaf tea cart, pair of cabinets w/ head & feet decorations, apothecary cabinet, stenciled glass front China cabinet, artwork collection, brass desk lamp, gilded wall mirrors *John Griffiths Bethesda Grandfather clock*

★Antiques & Collectables★

Byers choice carolers, Royal Winton, James Sadler tea set, copper spittoons, milk glass collection, glass condiment set, assorted bookends, Danbury mint birds, Blue Danube dishes, ink well w/ stand, Crowley's cottage cheese tin, Reeds butterscotch wafer tin, assorted tins, glass pickle jar, crocks, Lladro figurines, sterling silver pieces, costume jewelry, Danbury gold Christmas ornaments, copper molds, Bradford Exchange ornaments, craft supplies, pictures, prints, large assortment of Christmas collectables

★Lawn & Garden & Tools★

John Deere LT160 automatic riding mower, weed eater, wheel barrow, work bench w/ vise, nail kegs, assorted yard & hand tools, 24' aluminum extension ladder, 10 speed bicycle

★ This is a partial listing. Visit www.barrdavis.com for an updated listing★

★LARGE 2 DAY★
PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE
190 Lamb Tavern Ln., Glenmoore, PA 19343
Large 2 Story Home with Attached 3 Car Garage
on a 2 Acre +/- Lot

**Quality Antiques, Furniture, Glassware, Books,
Tools, Christmas Collection & Household Goods**

Wednesday, March 8, 2023 - 9:30 AM

Real Estate Offered at Noon - Blizzard Date March 14, 2023

Wednesday, March 9, 2023 - 9:30 AM

Wallace Twp – Downingtown School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221
(610) 384-8433
www.barrdavis.com
AY-002084

ADDRESS: 190 Lamb Tavern Lane, Glenmoore, PA 19343

DATE: Wed., March 8, 2023 – 9:30 AM Real Estate at Noon
Thursday, March 9, 2023 – 9:30 AM

OWNER: Helen B. Lynch

★FEATURES★

Large 4,300 sq ft + 2 Story Home with Attached 3 Car Garage on a 2 Acre +/- Landscaped Lot in Glenwood Estates. Needs some Updating but Seriously for Sale – Don't Miss it!

★SPECIAL FEATURES★

Oak Kitchen w/ Island Sink

Desk Workspace in Kitchen

1st Floor Office/Den 12'x18' with Hardwood Floor

Family Room w/ Cathedral Ceiling & Fans

Living Room & Dining Room with crown molding

Family Room Fireplace

Central Vac

Primary Bedroom His & Hers Walk in Closets

Full Bath with Jacuzzi Tub, Shower Stall, Bidet & Ceramic Tile Floors and Dressing Area

12'x15' Enclosed Porch with Fan/Light

21'x30' Fenced Pet Coral

6'x45' Wrap Around Deck

13'x15' Deck

★PURCHASE PRICE INCLUDES★

3 Door SS Refrigerator

Microwave Fan/Hood

Built in Dishwasher

Propane Oven/Range

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction. Balance by April 21, 2023.

Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Sat., February 18, 2023 from 1-3^{pm} & Sun., February 19, 2023 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 30 bypass take Route 82 North past Route 322 to Fairview Road. Turn right to Little Conestoga Road. Turn left to Lamb Tavern Road. Turn left 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: 1989
LOT DESCR: 2 Acres +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 31-04-0152
DEED REF: 1522-471
LIVING AREA: 4,326 sf +/-

TAXES: **YEAR: 2022**
 \$9,617 **School:** Downingtown Area
 \$1,579 **County:** Chester
 Municipal: Wallace Twp.
 \$11,196 **TOTAL**

4 Bedrooms 3 1/2 bath

ROOM	SIZE	LEVEL	COMMENT
FOYER	12'x14'	Main	Hardwood
LIVING	15'x20'	Main	Hardwood
DINING	15'x15'	Main	Hardwood
KITCHEN	15'x25'	Main	Hardwood
FAMILY	15'x26'	Main	Hardwood
BEDROOM	15'x20'	Upper	Hardwood
BEDROOM	11'x13'	Upper	Hardwood
BEDROOM	12'x13'	Upper	Hardwood
BEDROOM	12'x15'	Upper	Hardwood

BATHS: 3 Full Baths 2nd Floor 1/2 Bath 1st Floor
LAUNDRY: Area on 1st Floor 7'x11' w/ Vinyl Floors
HEATING: 2 Units-Propane Hot Air/Central A/C
WATER HEATER: Electric
BASEMENT: Full/Unfinished/Daylight Walkout
GARAGE: 3 Car Oversized Attached w/ Electric Openers
WINDOWS/DOORS: Insulated Windows and Doors
WATER: Well
SEWER: On Site Septic
ROOF: Shingle

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