

# PUBLIC AUCTION

**4+ BR HOME W/DETACHED 2 CAR GARAGE/SHOP ON  
1.02 ACRES AND PERSONAL PROPERTY**

**PARKESBURG AREA**

**TUESDAY, JULY 11 2023 @ 5 PM**

**(Personal Property sold immediately after Real Estate)**



**LOCATION:** 61 Wagner Lane, Coatesville, PA 19320

**REAL ESTATE:** Beautifully situated 1 story home w/detached 2 sty. 2 car garage/shop on 1.02 acres. This stucco home has a gorgeous quiet setting on the end of a dead end street, backed by trees, side view of rolling farmland, paved driveway w/4 car parking area, perennial beds and mature shade trees. The home contains approx. 1,666 SF on the main floor and features a living room w/hardwood floor & bay window seat; eat-in kitchen w/stamped tin back-splash, serving window w/bar seating & door to 6' x 26' rear deck & large patio; master bedroom w/hardwood floor & walk-in closet (formerly used as a dining room); 3 more bedrooms & a large full bath w/jetted tub. The lower level could be used for guests or possible in-law quarters w/outside exit and consists of a rec room w/wood/coal stove, kitchen, 3 bedrooms, a full bath, wash room and laundry room. The home has a full attic, central air, oil hot air heat, on site well & septic. **2 Car Garage/Shop** features 2 garage bays, rear storage room, and 17'6' x 21' workshop w/wood stove on the main level. Upper level has two unfinished rooms (15' x 21' and 17' x 21'). There is also an attached wood/equipment storage lean-to. The property also contains a 12' x 24' storage shed, 11' x 31' gazebo and a stone fire ring.

**OPEN HOUSE:** Saturday, June 17, 24 and July 1 (1-3 pm) or by apt. call 610-286-5183.

**NOTE:** This property is deeded in two parcels, the house with .49 acres and the empty lot with .53 acres. This property will be sold as an entirety but has potential to be divided for multiple uses.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: David & Patricia Urban. Kling, Deibler & Glick Attorneys.

Merle Eberly  
Alvin Horning, C Ivan Stoltzfus CAI  
Horning Farm Agency, Inc. AY002091



[HorningFarmAgency.com](http://HorningFarmAgency.com)  
**610-286-5183**

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Lot Size/Acres: <b>1.02</b>	Roof: <b>Shingle</b>	Laundry: <b>Yes</b>	Deck/Porch: <b>Rear Deck &amp; Patio</b>
School District: <b>Coatesville Area</b>	Square Feet: <b>1,666 (approx.) Main Level</b>	Basement: <b>Yes</b>	Garage: <b>2 Car Detached</b>
Township: <b>East Fallowfield</b>	Age, Condition: <b>1960, Good</b>	Fireplace: <b>Flue in Basement</b>	Outbuildings: <b>Storage Shed &amp; Gazebo</b>
County: <b>Chester</b>	Flooring: <b>Vinyl, Hardwood, Carpet</b>	Heating: <b>Oil Hot Air</b>	Water: <b>Well</b>
Taxes: <b>\$4,872</b>	Bedrooms: <b>4+</b>	Cooling: <b>Central Air</b>	Sewer: <b>On Site</b>
Type: <b>1 Story</b>	Baths: <b>2 +</b>	Appliances: <b>None</b>	
Construction: <b>Stucco</b>			

**Room Sizes**

Living Rm: **16 X 21** Kitchen: **12'6 X 14** Master Bedroom: **12 x 14** Bedroom: **9 x 10** Bedroom: **10 X 14** Bedroom: **14 x 14** Full Bath: **10'6 x 11**  
 Lower Level Rec Room: **13'6 x 22'** Kitchen: **11 x 12** Bedroom: **9 x 12'6** Bedroom: **7'6 x 15** Bedroom: **8 x 15'6** Laundry: **6 x 14**



Information deemed correct but not guaranteed.



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