

STOLTZFUS  
R.E. AUCTION

Compass Area

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## Nice 3.10 Acre Wooded Property

# PUBLIC REAL ESTATE AUCTION

**3 Bdrm Double Wide Home w/Full Basement,  
30'x40' Pole Barn, Sheds, Pastures on 3.10 Acres  
Monday, October 21, 2024 @ 5:00 PM**

Location: 363 Octoraro Trail, Gap PA 17527 (Chester County)

Directions: Located along Rt 10 between Compass & Parkesburg



**3 Bdrm Double Wide 1240 Sq Ft Home w/Full Basement, 3 Full Baths, Spacious Rooms, Newer 30'x40' Pole Barn, Numerous Sheds, Pastures on 3.10 Acres**

This home features a charming kitchen w/newer solid oak cabinets, large peninsula w/sink & dishwasher (sold w/property) additional oak cabinet/coffee bar (**all new cabinets in 2022**) dining rm w/beautiful stone fireplace, living rm w/lg window, toy room/sewing rm, 7'x 9' laundry rmw/furnace & access to 14'x8' deck w/reel washline, master bdrm w/ceiling fan & spacious 5'x8' walk-in closet, master bath, hallway leading to another full bath & 2 spacious bedrooms w/walk-in closets & ceiling fans, **Kitchen & living rm had new vinyl plank flooring in 2022, Full walk-in daylight basement w/drop ceiling**, family room, full bath, 13'x13' storage rm, 15'x8' utility rm w/like new Martin's water system, exterior access to a 14'x14' patio, 200 amp service, **central air**, LP furnace, forced air heat **Outbuildings: 30'x40' pole barn w/concrete floor**, insu., 25'x30' work area w/OH door, 15'x22' finished office area w/vinyl plank flooring, pine walls, **mini split**, lg closet, half bath, 8'x15' storage area (**Pole Barn new 2021**) 12'x22' shed/garage w/OH dr, storage shed, garden shed, animal shelters, **newer 4'x20' swimming pool**. **All situated on 3.10 Acres surrounded by woodlands w/plenty of deer and wildlife**. Beautiful fenced-in pastures for your horses, chickens, sheep etc. large secluded outback lawn area backing up to woodlands, garden area, gravel driveway w/plenty of parking, onsite well & sewer, West Caln Twp., Coatesville School District, Zoned Residential w/a variance to run a small business. Taxes: \$4916.89

**Note:** Well maintained 3.10 Acre wooded property w/clean up-to-date buildings in move-in condition. This is truly one where the hard work has been done and a must see to appreciate. Quick & easy access to Parkesburg, Gap, Honey Brook & Rts 30, 41, 1 etc. Sellers are moving and want to sell!

**Terms:** 10% down, Settlement on or before December 20, 2024. Glick, Goodley, Deibler & Fanning attys.

**Open House: October 5<sup>th</sup> & 12<sup>th</sup> from 1-3 PM or by appointment. Contact auctioneer @ 717-327-1215 w/any questions or to schedule an appointment.**

**Attention Realtors:** 1% Broker Participation offered to realtors who are the successful buyers. Please preregister 48 hrs prior to the auction.

**We are now offering assistance with Bridge Loans and Down Payments. Call us @ 717-327-1215 for more information!**



See more at [auctionzip.com](https://www.auctionzip.com) ID #44467

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**Auctioneers:**  
Elam Esh 717.327.1215  
Amos Stoltzfus 717.738.9157  
Leon Fisher 717.786.7217

LIC. #AY2246

**Auction For:**  
Michael & Esther Stoltzfus  
717-552-8360



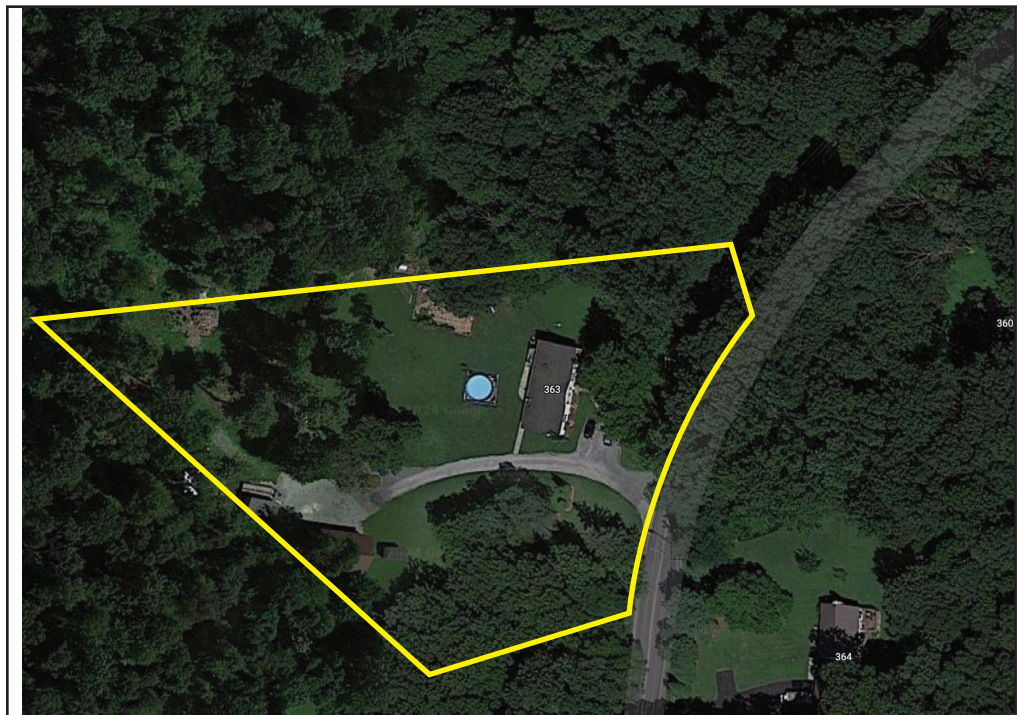
### - Dimensions -

**Master Bdrm:** 15'5"x13'  
**Bedrooms:** 14'x13'  
**Bedroom:** 14'x13'  
**Kitchen:** 15'x13'  
**Dining Room:** 15'x13'  
**Pantry:** Pantry cabinets  
**Living Room:** 15'x13'  
**Laundry Room:** 7'x9'  
**Toy Room/Sewing Room:** 13'x12'  
**Master Bath:** 8'9"x13'  
**Full Bath:** 5'x9'6"  
**Basement Full Bath:** 5'x7'



### PROPERTY INFORMATION

**Type:** Double Wide Home  
**Square Feet:** 1240 Sq Ft  
**Construction:** Frame/Vinyl  
**Condition/Age:** Good/1998  
**Roof/Condition:** Asphalt/Fair  
**Flooring:** Vinyl Plank/Carpet  
**Living Room:** Yes  
**Laundry:** Yes/Main floor  
**Pantry:** Spacious Cabinets  
**Dining Room:** Yes w/Stone Fireplace  
**Bedrooms:** 3  
**Basement:** Full w/bonus room  
**Baths:** 3 Full  
**Deck:** 14'x8'  
**Patio:** 14'x14'  
**Windows:** Insu/Tilt-in  
**Heating:** LP Forced Air  
**Central Air:** Yes  
**Pole Barn:** 30'x40' w/Finished Office  
**Shed/Garage:** 22'x12'  
**Storage Shed:** 12'x10'  
**Garden Shed:** 8'x6'  
**Shed/animal shelter:** 8'x12'  
**Sewer:** On-site  
**Water:** On-site  
**Lot Size:** 3.10 Acres  
**Schools:** Coatesville Schools  
**Taxes:** \$4916.89  
**Township:** West Caln  
**Attorney:** Glick, Goodley, Deibler & Fanning Attys



Info deemed to be correct but not guaranteed.

See more at [auctionzip.com](http://auctionzip.com) No.44467



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