

# PUBLIC REAL ESTATE AUCTION

3.3 Acres with Renovated Home

Fri. June 28, 2024 @ 5:00 P.M.

324 Lafayette Rd, Coatesville, PA 19320- Chester Co.



For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

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**Auctioneers:** Alphie Stoltzfus  
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**J. Meryl Stoltzfus AU#005403 Ph. 717-629-6036**

**Seller:** John K. Esh







**Directions:** From Lincoln Hwy in Coatesville take PA-82 N/N 1st Ave for 3.8 mi. At the traffic circle take the 2nd exit to stay on PA-82 N. In 0.9 mi. turn left on Lafayette Rd. In 1.3 mi. the property is on the left.

**Property Description:** Mostly level 3.3-acre property features a beautifully renovated house nestled in a partially wooded setting, ensuring privacy and a close connection with nature. It boasts a new roof, siding, windows, and drywall, among many more updates. The custom-made kitchen is equipped with granite countertops and stainless steel appliances. The floors throughout the house are ceramic tile, luxury vinyl planks, and carpet. A stone fireplace adds a cozy touch. Experience the tranquility of the outdoors from the new mortise and tenon, post and beam front porch and back patio, both showcasing exquisitely detailed stamped concrete—perfect for wildlife watching. This property combines modern comforts with serene outdoor living.

**Open House Dates:** Sat. June 8, 1-3 P.M. & Sat. June 22, 1-3 P.M. For more details or a private showing call Alphie @ 717-629-3722 or Meryl @ 717-629-6036. **Terms:** \$75,000 down payment the day of the auction. Settlement on or before August 28, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

**Annual Property Taxes:** \$9,186

**Attention Realtors:** Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

All information provided is deemed to be accurate but not guaranteed.

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