

PUBLIC AUCTION

SATURDAY NOV. 8, 2025 @ 9:00 AM RE @ 11AM

LOCATION: 202 REBECCA LANE, COATESVILLE, PA 19320

Charming Cape Cod style Home in the Parkesburg Area



OPEN HOUSE

SAT. Oct. 18 & 25 & Nov. 1
(1-3 PM)

OR BY APPOINTMENT
CALL THE AUCTIONEER

(717) 587-5105

This charming property is nestled in a serene development on the outskirts of Parkesburg in East Fallowfield Township, within the Coatesville Area School District. The home boasts public water, a private septic system, and an additional private well. Spanning 1,900 sq. ft., this residence is situated on a picturesque 1-acre lot with mature landscaping and a spacious 14' x 40' storage shed/shop. **Main Floor Features:** **Living Room:** 13' x 15', **Office/Den or 4th bedroom:** 11' x 14', **Eat-in Kitchen:** 12' x 15' with electric glass-top range, microwave, stainless steel refrigerator, and cherry cabinets, **Sunporch/Laundry Area:** 13' x 13', **1st Floor Bedroom:** 11' x 13', **1st Floor Bathroom:** 7' x 7' with tub/shower combo. The first-floor features cushioned Pergo laminate flooring throughout and ample closet space for storage. An open stairway leads to **two** carpeted bedrooms, each measuring 12' x 18', with large closets and a shared full bath. Additional amenities include a Trane central air unit, electric hot water heaters, a large fenced rear yard, a spacious stone driveway, and an 11' x 14' storage shed.

Additional Property Features:

- Large unfinished basement
- New shingle roof professionally installed in 2018
- Vinyl replacement Anderson windows installed in 2011
- Public water and private septic system, with an additional private well available if needed

Auctioneer's Note: The sellers have cherished this home and raised their family here. However, due to the passing of Karen's husband, she has decided to relocate. Come prepared to purchase this beautiful home. For more pictures, visit our website: www.obauctioneer.com

Terms: A 10% buyer's premium will be added to the hammer price to determine the total sale price. A 10% down payment is required on the day of the sale, with settlement within 45 days.

Terms by: Karen Guglielmo

Taxes: Approx. \$6,644

Attorneys: Glick, Goodley, Deibler & Fanning LLP. Phone: 717-354-7700

**BL OBERHOLTZER AUCTION
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