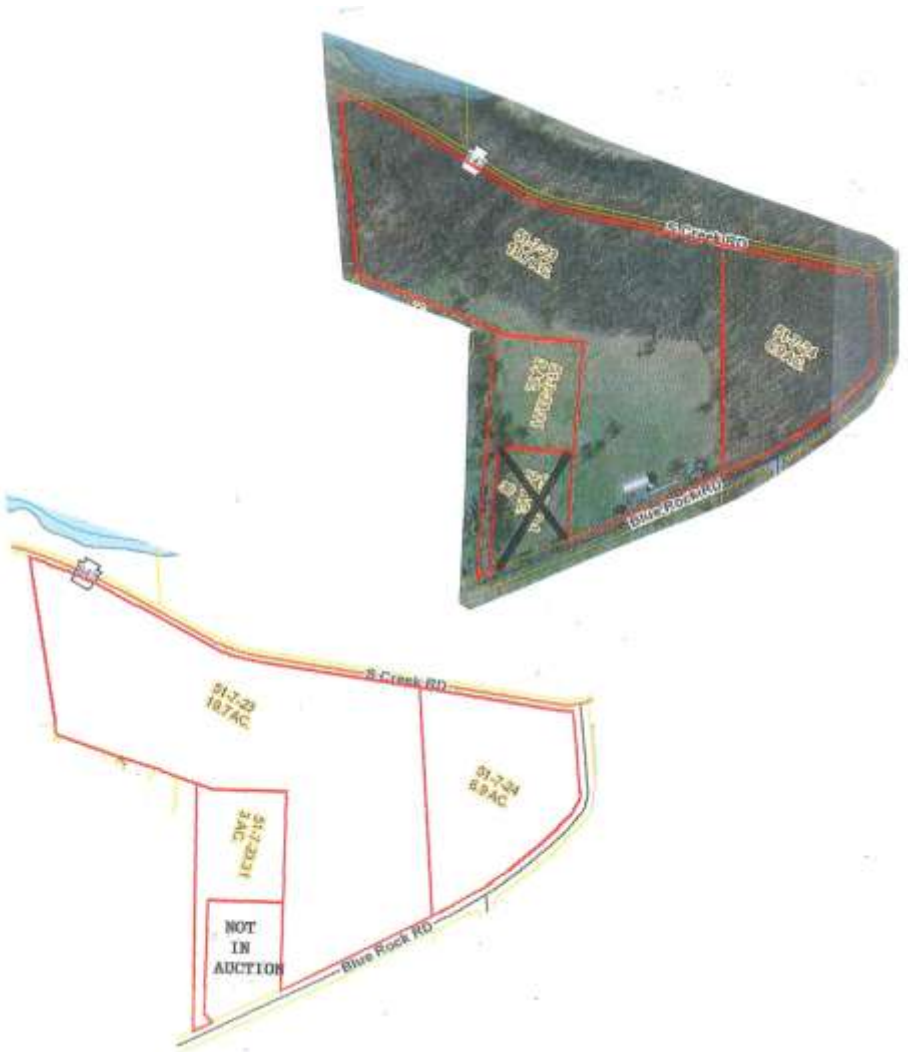


Tax Map



190 Blue Rock Rd West Chester PA 19382

Circa 1800's Stone Farmhouse, Updated with
Additions & Large Bank Barn
29 Acres +/- of Land



\$995,000



Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433

Listing Agent: Steve Barr
Steve@barr1.com
www.barr1.com

ADDRESS: 190 Blue Rock Rd, West Chester PA 19382

PRICE: \$995,000.00

OWNER: Norman L. Folchman, Sr. Estate

★FEATURES★

Circa 1800's Stone Farmhouse w/additions and a 40'X90' Bank Barn on 29 acres of pasture and mature woodland.

Zoned R-2 Residential

★SPECIAL FEATURES★

Natural Wood Flooring in most areas

Living Room brick fireplace w/Heatolater

Updated Kitchen w/breakfast bar

14'X23' Family Room addition w/cathedral ceiling & ceiling fan

Master Bedroom w/ a 10'X10' dressing room/closet

Floored walk up attic storage

8'X19' Enclosed porch w/skylight & ceiling fan light

14'X24' Flagstone patio w/fishpond & waterfall

40'X90' Bank Barn with Quonset style roof w/electric and
Garage space

★PURCHASE PRICE INCLUDES ★

Electric Cook top Double Wall Oven

Built in Dishwasher

★DIRECTIONS★

From West Chester Borough, take Rt 842 West approx. 2 miles to Blue Rock Rd, turn left to auction on left

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

STYLE: 2 Story Stone Farmhouse w/Addition
YEAR BUILT: 200 +/-
LOT DESCRIPTION: 29.6 Acre +/- Plot plan on back
TAX PARCEL: 51-7-23, 51-7-23.31, 51-7-24
DEED REFERENCE: 4456-1936, 1948 & 1951
ZONING: R-2 Residential
LIVING AREA: 2,488 sq. ft.

All Tracts Currently Enrolled in Act 319

TAXES:51-7-23 19.7 Acres +/- **YEAR: 2017**
 \$2,573 **School:** West Chester Area
 544 **County:** Chester
124 **Municipal:** East Bradford Twp
 \$3,241 **TOTAL**

TAXES: 51-7-23.31 3. Acres +/- **YEAR: 2017**
 \$46 **School:** West Chester Area
 10 **County:** Chester
2 **Municipal:** East Bradford Twp
 \$58 **TOTAL**

TAXES: 57-7-24 6.9 Acres +/- **YEAR: 2017**
 \$71 **School:** West Chester Area
 15 **County:** Chester
3 **Municipal:** East Bradford Twp
 \$89 **TOTAL**

3 Bedrooms 2 Baths

ROOM	SIZE	LEVEL	COMMENTS
LIVING RM	11x16	1st	Yellow Pine
DINING AREA	13x16	1st	Yellow Pine
KITCHEN	12x18	1st	Vinyl
FAMILY	14x23	1 st	Hardwood
BEDROOM	13x16	2 nd	Yellow Pine
BEDROOM	11x15	2 nd	Wood Laminate
BEDROOM	11x16	2nd	Yellow Pine

BATHS: Full Bath on 1st and 2nd floors

LAUNDRY: Closet on 1st floor

HEAT/COOL: Oil Hot Water (3 zones)

WATER HEATER : Electric

WINDOWS/DOORS: Ins. Replacement/Wood w/Storm

BASEMENT: Partial/Concrete Floor

BANK BARN 40' X 90'

WATER: Well

SEWER: On Site

ROOF: Shingle

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