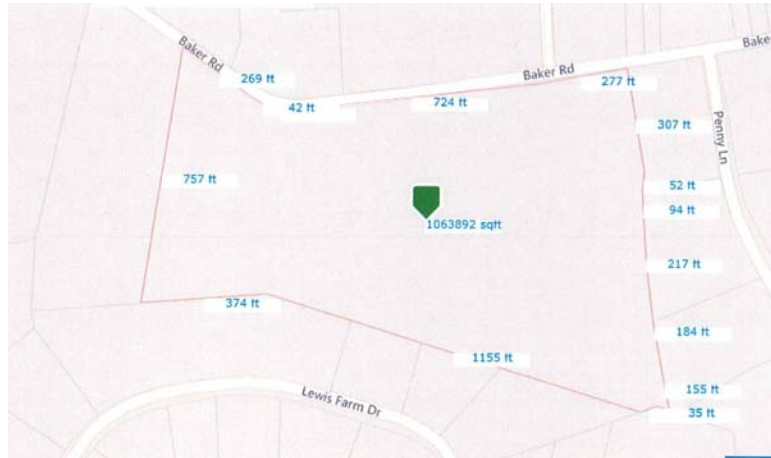


TAX MAP



267 Baker Road Cochranville PA 19330

**24+/- Acre Farm w/Spring-Fed
Stream, Large Barn,
Silos, Fenced Pastures,
Tillable Farmland
2 Dwellings**



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: 267 Baker Road, Cochranville PA 19330
PRICE: \$675,000.00
OWNER: Katt & Mathy Farms, LLC

★FEATURES★

Circa 1800's Log & Stucco remodeled farmhouse, plus a 12 yo Doublewide Home, and a 38'X126' Bank Barn on a 24 Acre +/- lot with fenced pastures and a spring fed pond. Country locale with easy access to major routes.

★SPECIAL FEATURES★

MAIN HOUSE: Updated kitchen w/electric range and dishwasher and refrigerator. 1st flr bedroom & full bath. 1st flr laundry/mudroom off kitchen
 Floored attic storage, Covered front porch and side patio, Extra propane furnace & hot water heater in basement.

MOBILE HOME: Kitchen w/ propane range, dishwasher & refrigerator.
 Includes: washer/dryer. Living room has cathedral ceilings.

BANK BARN:38'x126', Former milk house addition w/ ½ bath 20'X24', Meat shop addition w/heat & A/C 16'X26' w/Generator, Loafing Area w/ 2nd flr 22'X40' addition.1st flr former dairy w/open space. 2nd flr Clear space improved former event space. 4 Silo's

EXCLUDED FROM SALE:2ND Flr Barn Lighting And Bar, Cattle Loading Ramp, Loafing Area and Small Propane Tank by Milk House

★DIRECTIONS★

From Route 41 and Route 926 Intersection: take Route 926 approximately 4 miles to Baker Rd, turn right to property on left.

TAXES: **YEAR: 2017 Property in Act 319**
 \$5,614 **School:** Avon Grove
 824 **County:** Chester
 100 **Municipal:** Penn Twp
 \$6,538 **TOTAL**

LOT DESCR: 24+/- Acres
ZONING: R1
TAX PARCEL: 58-01-0005
DEED REF: 6123-1204

Main House: 2,922+/- SF Living Space 5 Bedrooms 2 ½ Baths

ROOM	SIZE	LEVEL	COMMENT
LIVING	14x21	1st	Softwood
DINING	14x17	1st	Softwood
KITCHEN	13x17	1 st	Vinyl
BEDROOM	14x19	1st	Softwood
BEDROOM	9x14	2nd	Softwood
BEDROOM	12x14	2nd	Softwood
BEDROOM	14x21	2nd	Softwood
BEDROOM	11x13	2nd	Softwood

BATHS: Full Bath 1st & 2nd Flr, ½ Bath 1st Flr.

LAUNDRY: 9x14 on 1st Flr with Wash Tub

HEATING: Oil Hot Water

WATER HEATER: Summer/Winter Hookup

BASEMENT: Full

WINDOWS/DOORS: Wood w/Alum. Storm Windows/Some Repl.

WATER: Well

SEWER: On Site

ROOF: Shingle

Mobile Home: 1232+/- SF Living Space 3 Bedrooms 2 baths

ROOM	SIZE	LEVEL	COMMENT
LIVING	13x18	1st	Wall to Wall Carpet
DINING	9x13	1st	Wall to Wall Carpet
KITCHEN	11x13	1st	Vinyl
BEDROOM	13x13	1st	Wall to Wall Carpet
BEDROOM	11x13	1st	Wall to Wall Carpet
BEDROOM	8x9	1st	Wall to Wall Carpet

BATHS: 2 Full

LAUNDRY: Area in Kitchen

HEATING: Propane/Central A/C

WATER HEATER: Electric

BASEMENT: None

WINDOWS/DOORS: Insulated with Screens

WATER: Well

SEWER: On Site

ROOF: Shingle

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