

Tax Map



111 Karen Circle Coatesville, PA 19320

**1 Story Rancher on a 1 Acre +/-
Wooded Lot**



\$229,900.00



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

Listing Agent: Robin Coffroth
robin@barr1.com
www.barr1.com

ADDRESS: 111 Karen Circle Coatesville, PA19320

PRICE: \$229,900.00

OWNER: William B. & Virginia B. Strow

**Don't Miss this Great Rancher on a Mostly
Wooded 1 Acre Lot in West Caln**

★FEATURES★

(2) Recently Finished Large Family Rooms
in the Lower Level
Woodstove for Additional Heat
Beautiful Stone Patio w/ a Hot Tub
Updated Kitchen and Windows
Backyard Picnic Area
Large Shed
Wonderful Partially Wooded Lot
Quiet Location, yet just minutes to Route 30
Priced to Sell
Come See It Today

★DIRECTIONS★

Business Rt. 30 West to Sadsburyville. Right on
Old Wilmington Rd. Left on Old Mill Rd. Right
on Wendy Circle. Right on Karen Circle. Property
on Left.

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

STYLE: 1 Story Rancher
YEAR BUILT: 1975
LOT DESCRIPTION: 1. Acre +/- (Plot Plan on Back)
TAX PARCEL: 28-08J-0003
DEED REFERENCE: Book 375, Page 159
ZONING: Residential
LIVING AREA: 1,440 +/- sq. ft.

TAXES: \$3,408
426
98
\$3,932
YEAR: 2018
School: Coatesville Area
County: Chester
Municipal: West Caln Township
TOTAL

3 Bedrooms **1½ Baths**

| ROOM | SIZE | LEVEL | COMMENTS |
|---------------|-------|-------|-----------------------|
| GREAT ROOM | 20x15 | Main | Dining/Living Area |
| LIVING RM | 16x15 | Main | W/W Carpet |
| FAMILY ROOM 2 | 23x19 | Lower | New Carpet |
| KITCHEN | 17x8 | Main | Laminate Floor |
| FAMILY ROOM | 22x16 | Lower | New Carpet/Wood Stove |
| BEDROOM | 15x11 | Main | Attached ½ Bath |
| BEDROOM | 13x11 | Main | W/W Carpet |
| BEDROOM | 11x8 | Main | W/W Carpet |

BATHS: 1 ½ Baths on Main Floor
LAUNDRY: Basement Area
HEAT/COOL: Electric Heat
WATER HEATER : Electric
WINDOWS/DOORS: Storm
BASEMENT: Full, Finished into 2 Large Rooms
GARAGE: None
WATER: On Site Well
SEWER: On Site Septic
ROOF: Asphalt Shingle

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