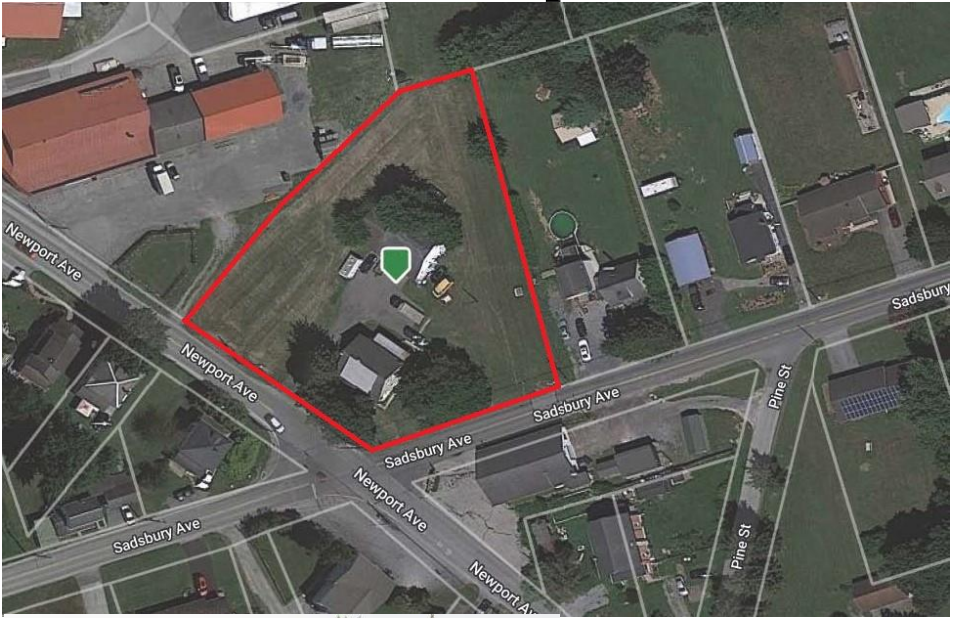


Tax Map



403 Newport Avenue Christiana PA 17509

Well Built 1 ½ Story Home with a
Large Detached Garage/Barn on a
Level 1.26^{+/-} Acre Corner Lot

Sadsbury Twp – Octorara School District



\$309,900.00



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

Listing Agent: Stephen J. Barr
steve@barr1.com
www.barr1.com

ADDRESS: 403 Newport Ave, Christiana, PA 17509

PRICE: \$309,900.00

OWNER: John R. & Bonnie L. Ford

★FEATURES★

Well Built 1 ½ Story Home with a Large Detached Garge/Barn on a Level 1.26^{+/-} Acre Corner Lot. Priced to Sell! Don't Miss it!

★SPECIAL FEATURES★

Large Living Room with Partial Pillar Divider & Hardwood
Under Carpet

Eat in Kitchen w/ Wainscoting & Pantry

Formal Dining Room

1st Floor Laundry/Mudroom

3 Large Bedrooms on 2nd Floor

Primary Bedroom w/ large Walk in Closet - Could be Nursery

9'x34' Covered Front Porch

7'x12' Covered Back Porch

Recent Exterior Siding

Detached 2 Story Garage/Barn

3 New Overhead Doors 32'x34' and 20'x38' Sections. Recent
Exterior Siding

★PURCHASE PRICE INCLUDES★

No Appliances at Property

★DIRECTIONS★

From Route 41 South of Dutchway take Sadsbury Avenue (1st right) to property at corner of Newport Avenue on right.

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

STYLE: 1 ½ Story Bungalow
YEAR BUILT: 1951
LOT DESCRIPTION: 1.26 Acre +/- (Plot Plan on Back)
TAX PARCEL: 550-21015-0-0000
DEED REFERENCE: 5567549
ZONING: Residential
LIVING AREA: 2,954 sq ft +/-

TAXES: **YEAR: 2023**
 \$4,691 **School:** Octorara Area
 \$524 **County:** Lancaster
 \$140 **Municipal:** Sadsbury Twp.
 \$5,355 **TOTAL**

3 Bedrooms 1 Bath

ROOM	SIZE	LEVEL	COMMENTS
FOYER	6'x17'	1 st	Wall to Wall Carpet
LIVING ROOM	14'x25'	1 st	Wall to Wall Carpet /Hardwood
DINING ROOM	12'x14'	1 st	Vinyl
KITCHEN	12'x14'	1 st	Vinyl
BEDROOM	12'x15'	2 nd	Wall to Wall Carpet /hardwood
BEDROOM	10'x13'	2 nd	Wall to Wall Carpet /Hardwood
BEDROOM	14'x15'	2 nd	Wall to Wall Carpet /Hardwood

BATHS: 1 Full Bath 2nd Floor
LAUNDRY/MUDROOM: 1st Floor
HEAT/COOL: Oil Hot Water/Electric Baseboard
WATER HEATER: Electric
WINDOWS/DOORS: Insulated Replacement
BASEMENT: Full Concrete Floor/Outside Entrance
GARAGE: Oversized Detached Garage/Barn
WATER: Public
SEWER: Public
ROOF: Shingle

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