



16 Abbey Road Coatesville, PA 19320

**Brand New Single Wide Home in
Hidden Valley Estates**

East Fallowfield Twp – Coatesville Area School District



Reduced: \$99,900.00



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: 16 Abbey Road, Coatesville, PA 19320

PRICE: \$99,900.00

OWNER: Harlan Motors, Inc.

★FEATURES★

Brand new Champion single wide mobile home in Hidden Valley Estates, a well-kept park with easy access to major routes. Don't miss it!

★SPECIAL FEATURES★

Open Living Area Floor Plan
New Stainless Steel Kitchen Appliances
6'x14' Covered Front Porch
5'x6' Side Deck with Stairs
Storage Shed

★PURCHASE PRICE INCLUDES★

Stainless Steel Appliances:

- Refrigerator
- Propane Oven/Range
- Dishwasher
- Microwave/Fan Hood

★DIRECTIONS★

From Lincoln Highway in Coatesville take Route 82 South approximately 3 miles to Hidden Valley Estates on left. Turn left on Abbey to property on right.

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

STYLE: New Single Wide Mobile Home
YEAR BUILT: 2025
LOT DESCRIPTION: Rental \$580/Month
TAX PARCEL: 47-04-0002.950T
SERIAL NUMBER: 122000HA014759A
ZONING: Residential
LIVING AREA: 780 sq ft +/-

TAXES: **YEAR: 2026 – Not Assessed Yet**

2 Bedrooms 1 Baths

ROOM	SIZE	LEVEL	COMMENTS
LIVING RM	12'x14'	1 st	Laminate
KITCHEN	13'x14'	1 st	Laminate
BEDROOM	10'x11'	1 st	Laminate
BEDROOM	8'x9'	1 st	Laminate

BATHS: 1 Full Bath
LAUNDRY: Area on 1st Floor
HEAT/COOL: Propane Hot Air/Central A/C
WATER HEATER: Electric
WINDOWS/DOORS: Insulated
BASEMENT: None
GARAGE: On Street Parking
WATER: Community
SEWER: Community
ROOF: Shingle

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