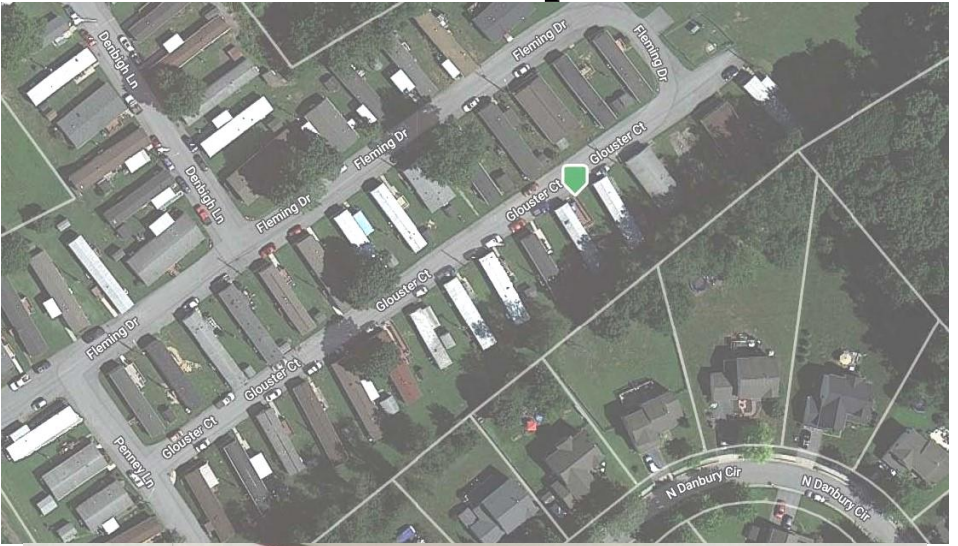


# Tax Map



# 17 Glouster Court Coatesville, PA 19320

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

East Fallowfield Twp – Coatesville School District



**\$119,900.00**



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](http://www.barr1.com)

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**ADDRESS:** 17 Glouster Court, Coatesville, PA 19320

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**PRICE:** \$119,900.00

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**OWNER:** Harlan Motors, Inc.

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### ★FEATURES★

Brand new Champion single wide home on a level lot in Hidden Valley Estates, a clean well kept park with easy access to major routes.

### ★SPECIAL FEATURES★

Open Living/Dining/Kitchen Floor Plan

Primary Bedroom with Full Bath

Laundry Area Off Kitchen

New 8'x16' Deck

New 8'x8' Storage Shed

### ★PURCHASE PRICE INCLUDES★

Propane Oven/Range

Refrigerator

Dishwasher

8'x8' New Storage Shed

### ★DIRECTIONS★

From Coatesville take Route 82 South approximately 2.5 miles to Hidden Valley Estates on left. Turn left on to Abbey Road to Fleming Drive to Glouster Court.

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

**STYLE:** Single Wide Champion Seahawk  
**YEAR BUILT:** 2023  
**LOT DESCRIPTION:** Rented \$530/Month  
**TAX PARCEL:** 47-04-0003.350T  
**ZONING:** Residential  
**LIVING AREA:** 924 sq ft +/-

**TAXES:**        **YEAR: 2024 – Not Assessed Yet**  
                     **School:** Coatesville Area  
                     **County:** Chester  
                     **Municipal:** East Fallowfield Twp  
**TOTAL**

**3 Bedrooms                      2 Baths**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENTS</b>
<b>LIVING ROOM</b>	12'x12'	1 <sup>st</sup>	Laminate
<b>DINING AREA</b>	6'x9'	1 <sup>st</sup>	Laminate
<b>KITCHEN</b>	6'x12'	1 <sup>st</sup>	Laminate
<b>BEDROOM</b>	11'x12'	1 <sup>st</sup>	Laminate
<b>BEDROOM</b>	8'x10'	1 <sup>st</sup>	Laminate
<b>BEDROOM</b>	7'x9'	1 <sup>st</sup>	Laminate

**BATHS:** 2 Full Baths on Main Floor  
**LAUNDRY:** Area off Kitchen  
**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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