

Tax Map



140 Grant Ave Coatesville, PA 19320

**Well-Kept Doublewide Home with All
Appliances Included. Great Location
and Priced to Sell – Don't Miss It!**

Valley Township – Coatesville School District



\$89,900.00



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: 140 Grant Ave, Coatesville, PA 19320

PRICE: \$89,900.00

OWNER: Thomas J. Wagner

★FEATURES★

Large Skyline Doublewide Home in Taylor's Mobile Home Park, a Well-Kept 55+ Community with Easy Access to Major Routes. Priced to Sell – Don't Miss It!

★SPECIAL FEATURES★

- Large Living Room with Cathedral Ceiling
 - Kitchen with Appliances
- Ceiling Fan/Light in Dining Room & 2 Bedrooms
 - Primary Bath with Whirlpool Tub
 - Covered Front Porch
 - Rear Deck & Storage Shed

★PURCHASE PRICE INCLUDES★

- Propane Oven/Range
- Built-in Dishwasher
 - Refrigerator
 - Washer/Dryer

★DIRECTIONS★

From Lincoln Hwy West of Coatesville, Take Washington Ave. South (Across from Rainbow School) to Willow St., Turn Left to Grant Ave., Turn Right to Home on Right.

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

STYLE: Doublewide Mobile Home
YEAR BUILT: 1995
LOT DESCRIPTION: Rented \$555/Month
TAX PARCEL: 38-02P-0001.175T
VIN NUMBER: 2G1101381AB
ZONING: Residential
LIVING AREA: 1,056 SF +/-

TAXES: **YEAR: 2026**
 School: \$66
 County: \$60
 Municipal: \$56
 TOTAL **\$182**

3 Bedrooms 2 Baths

ROOM	SIZE	LEVEL	COMMENTS
LIVING RM	12'x18'	1 st	W/W Carpet
DINING	10'x11'	1 st	W/W Carpet
KITCHEN	11'x12'	1 st	Vinyl
BEDROOM	12'x13'	1 st	W/W Carpet
BEDROOM	10'x11'	1 st	W/W Carpet
BEDROOM	8'x9'	1 st	W/W Carpet

BATHS: 2 Full Baths
LAUNDRY: On Main Floor
HEAT/COOL: Propane Hot Air/Central A/C
WATER HEATER : Electric
WINDOWS/DOORS: Insulated
BASEMENT: None
GARAGE: Off Street Parking
WATER: Community
SEWER: Public
ROOF: Shingle

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