

The Secluded Abode

ADDRESS
151 Coffroath Rd
Coatesville, PA 19320

LIVE AUCTION
Saturday, Jan. 16
10 AM

OPEN HOUSES
Fri. Dec. 11 &
Tue. Dec. 29 · 3–5 PM

STARTING BID
$225,000

This **move-in ready** 3-bedroom home features one full bath and **plenty of natural light**. Upstairs is finished and ready to live in. Downstairs, the bath and wet bar/kitchenette are **already plumbed and prepped**, with the shower installed and plumbing complete, leaving only the finishes to personalize. An oversized garage, a new 10×14 shed and a deck with a fire pit complete the 1.35-acre property on a **quiet, secluded road**.

*Seller: Monroe Petersheim · **Initial Investment: $35,000**, due day of sale · Settlement on or before Mar. 10, 2027*

Call the Intel Team:
Daniel King AU006299
(717) 917-5844
Joel Yoder AU006463
(610) 750-2427
Henry Kauffman Jr. AA019894
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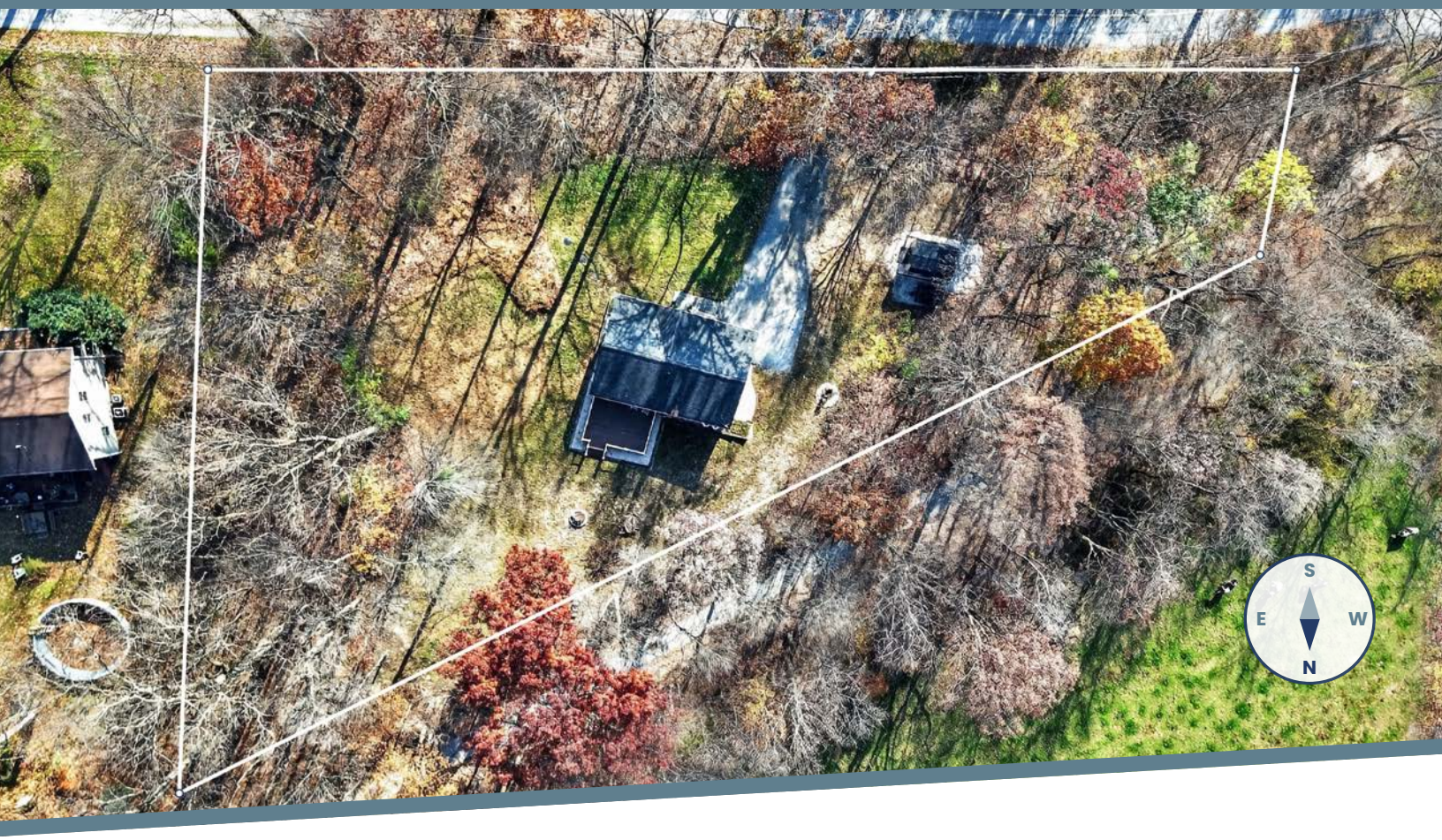
intel AUCTIONS LLC
FARM & HOME DIVISION

Call Chris at 717-429-6995
for a Detailed Auction Brochure
View more photos at IntelAuctions.com
Listen Live on Auction Day: 717-690-8081

151 COFFROATH RD · COATESVILLE, PA 19320

Property Information



Property lines approximate

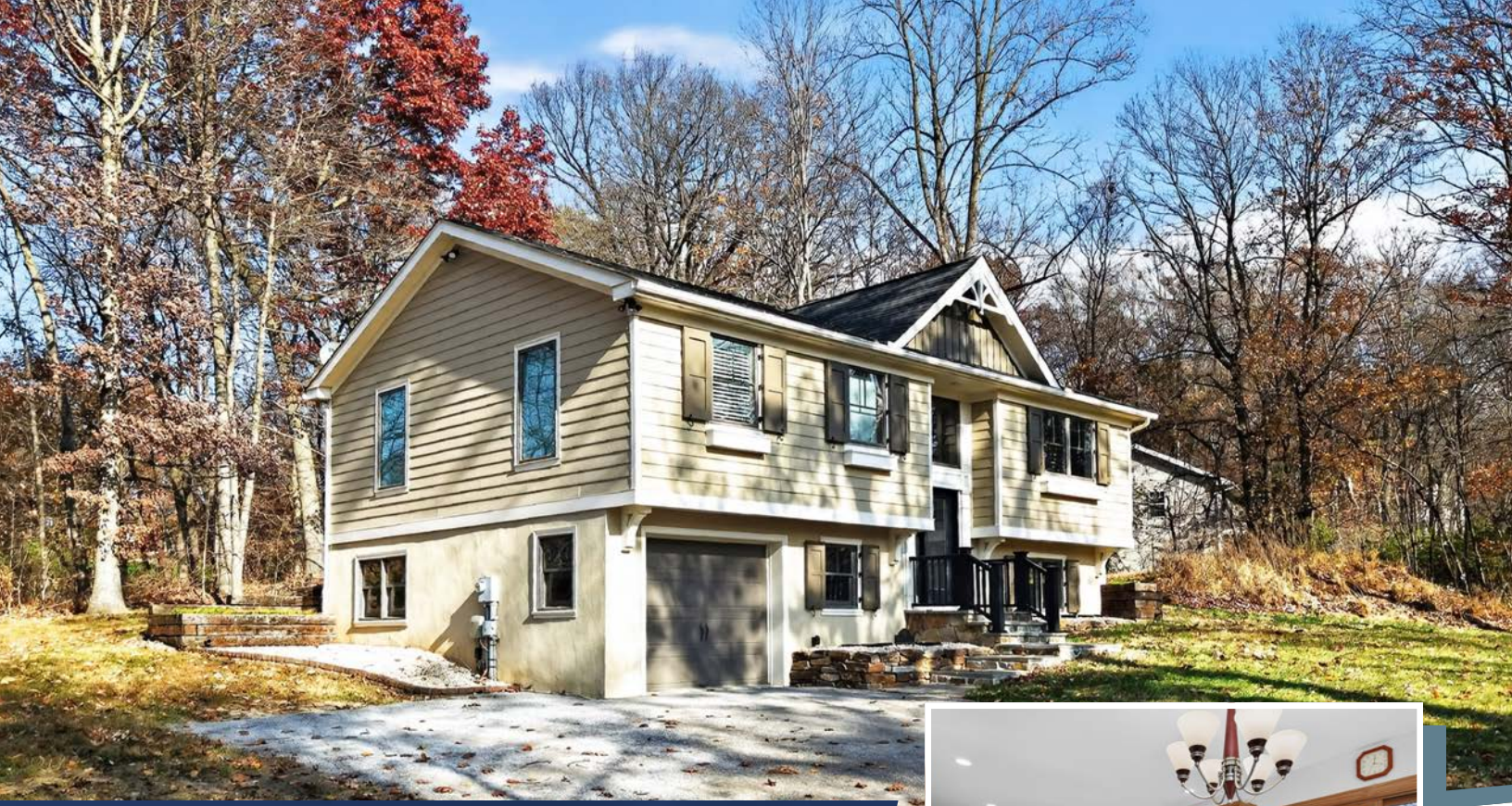
PROPERTY & TAX INFORMATION

LOT	1.35 Acres
TOWNSHIP	West Caln Township, Chester Co.
HOME	Built 1999 · 3 Bed / 1 Full Bath *Condition: Good*
HEAT & COOLING	Propane Forced Air · Central A/C *Lower-level mini-split*
ELECTRIC	200 Amp · Underground Service
WATER	Private Well *Front yard, under the wooden barrel*
SEWER	On-Lot Septic · Sand Mound *Side yard*
GARAGE	Oversized 1-Car, Attached
DRIVEWAY	Paved
TAXES	$6,870

FINANCING OPTIONS

Do you need to sell your home before investing in this property? Call the Intel Team to discuss financing options: 717-917-5844





3 BEDROOMS · BUILT 1999 · MOVE-IN READY

The Home



INSIDE THE HOME

- Lots of Windows & Natural Light
- Ceiling Fans Throughout
- Smart Home Switches
- Central Air
- Propane Forced-Air Heat
- Kitchen Appliances Stay









OUTSIDE THE HOME

Garage, Shed & Deck

1-Car	10x14	200 Amp	Deck
OVERSIZED GARAGE	NEW STORAGE SHED	UNDERGROUND ELECTRIC	COMPOSITE

An attached, **oversized one-car garage** leaves room for a workbench even with a car parked inside. Out back, a **brand-new 10×14 storage shed** sits on a gravel pad, and a **composite deck** with white rails steps down from the dining area to the yard and fire pit.







1.35

ACRES

Room to Spread Out

A deep back yard with open lawn, a fire pit and woods along the edges: room for gardens, play and quiet evenings on the deck.











UPCOMING
REAL ESTATE & EVENTS

FARM & HOME

NOVEMBER 20 (4PM) - 622 NARVON RD, GAP, PA - MELVIN HOUCK
A dream come true! 2 parcels totalling 35 acres in the primest of areas. House, garage, shop and 34 acres of woodland!

NOVEMBER 21 (9AM) - 130 DAVIS RD, COATESVILLE, PA - DAVID & MIM FISHER
5 acres of bliss! 4 bedroom , 3 bath modern home with attached garage.
Lots of outdoor space, garden, woods. ***"Quiet , Secluded, & Inviting"***

NOVEMBER 21 (1PM) - 901 SMYRNA RD, KINZERS, PA - ELAM STOLTZFUS
This is a really nice property... modern country 2.87-acre homestead. Large house, horse barn, pasture and so much more.

NOVEMBER 30 (4PM) - 6247 MAIN ST, HONEY BROOK, PA - SAM JR & ANNE KAUFFMAN
Honeybrook Deluxe. 1.21 acre homestead with house, barn, shop, and pasture. Great location!

DECEMBER 2 (4PM) - 5268 DIEM ROAD, NEW HOLLAND, PA - MELVIN & MIRIAM STOLTZFUS
Modern home on the Welsh Mountain! 1.84 acres with remodeled 5 bed house,
horsebarn, private backyard deck, woods, foodplot, fruit trees.

DECEMBER 4 (4PM) - 715 FALLOWFIELD RD, ATGLEN, PA - JOSEPH & ANNIE SMUCKER
A thrilling family homestead on 3 acres. Large detailed house with 4 bedrooms & 3 baths.
Bank barn in superb condition with new rec-room, pastures, back yard. ***Unbelievable Opportunity!***

DECEMBER 15 (4PM) - 1260 MAPLE GROVE RD, MOHNTON, PA - PAUL & FANNIE STOLTZFUS
3.07 acres with family home and 40'x60' shop. Prime acreage that borders State Game Land. Work from home potentail!

DECEMBER 17 (6PM) - 198 COUNTRY CLUB RD, COATESVILLE, PA - ROBERT TURNKEY & LINDA TEMPLE
Country setting. 3 bed 2 bath home with attached garage. Large backyard bordering farm land.
SELLS VIA INTEL AUCTIONS PHONE BIDDING.

DECEMBER 21 (4PM) - 672 GAULT RD, GAP, PA - JANET WELSH
Country Setting! 1.04 acre homestead with house, shop, & garage. Large back yard!

DECEMBER 28 (4PM) - 112 MEETINGHOUSE RD, GAP, PA - AMOS EARL & MANDIE STOLTZFUS
White Horse home! 4 bed, 2 bath modern homestead with 30 x 48 horsebarn with fully finished 2nd floor. ***Dynamic opportunity!***

DECEMBER 30 (4PM) - 98 OLD LEACOCK RD, GORDONVILLE, PA - IVAN & LINDA LAPP
42 acre farm with 5 bed, 3 bath home, in-law quarters, 52'x90' bank barn, storage barn, beef barn, & 30'x48' manufacturing/warehouse
building. Located right in Gordonville, this one is a DREAM! ***Endless possibilities creating all the potential!***

★ JANUARY 16 (10AM) - 151 COFFROATH RD, COATESVILLE, PA - MONROE PETERSHEIM
Convenient country homestead. 3 bed, 2 bath home with attched garage plus outbuildings on 1.35 acres.

MARCH 13 (10AM) - 351 MARTINS CORNER RD, COATESVILLE, PA - VIKTOR & JOAN SCHULZ ESTATE
5.8 acre homestead. 3 bed, 2 bath house with attached 2 car garage. Spacious country setting.

★ *NEW LISTINGS*

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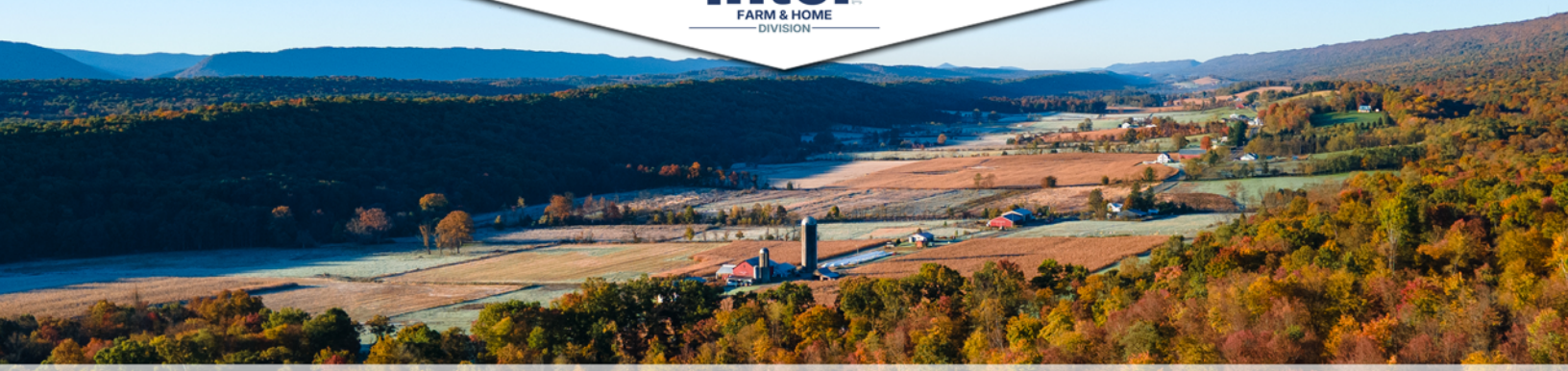

Follow us LIVE on sale days. call 717-690-8081
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INVESTMENTS & RECREATIONAL

NOVEMBER 18 (4PM) - 453-455 NORTH 2ND ST, SUNBURY, PA – SARECK PROPERTIES LLC
2-Unit Duplex Investment! Recent upgrades, tenant occupied. Opportunity! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 18 (5PM) - 356-358 S FRONT ST, SUNBURY, PA – SARECK PROPERTIES LLC
2-Unit Investment! Freshly remodeled, new roof, tenant occupied. Turnkey. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 18 (6PM) - 418-420 S FRONT ST, SUNBURY, PA – SARECK PROPERTIES LLC
2-Unit Apartment Investment! Recent upgrades, tenant occupied. Nice Area! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 23 (6PM) - 53 LOGGING RD, LEOLA, PA – CHRIST & SADIE LAPP
Prime investment in an upscale neighborhood in need of upgrades! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 25 (5PM) - 1450 BAILEY CREEK RD, MILLERTON, PA - TIMBER BUYERS LLC
151 acre hunting property with a 16x40 brand new cabin, food plots, etc. Designed by Don Higgins.
SELLS VIA INTEL AUCTIONS PHONE BIDDING!

NOVEMBER 25 (6PM) - 3 PROPERTIES IN POTTSVILLE – THE SKOOK PORTFOLIO LLC
Invest in a complete business LLC with 3 properties that are updated and tenant occupied. Great opportunity to invest and cash flow!
SELLS VIA INTEL AUCTIONS PHONE BIDDING!

DECEMBER 7 (6PM) - 314 ISABELLA RD, ELVERSON, PA – LEON & EMMA STOLTZFUS
RARE FIND! Golden opportunity to own a 25 acre prime building site. Best of hunting. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

DECEMBER 14 (6PM) - 5645 OLD PHILADELPHIA PIKE, GAP, PA – ELI & BARBARA KING
Local investment in a prime area! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

DECEMBER 29 (4PM) - 51 WHITE RD, AIRVILLE, PA - AIRVILLE COTTAGE STAY
Fully furnished, relaxing 3 bed, 1 bath Air BnB. Extemely low maintenance and modern. Pickleball court and more.
SELLS VIA INTEL AUCTIONS PHONE BIDDING!

DECEMBER 29 (6PM) - 441 W ORANGE STREET, LANCASTER, PA - RENTAL HOMES UNLIMITED LLC
7 unit investment, fully occupied and generating strong ROI! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

DECEMBER 31 (3PM) - 356-358 OAKLAND AVE & 1125 CENTRE ST, ASHLAND, PA - ALLEN PETERSHEIM
Year End Investment! Nice Duplex with recent upgrades plus freshly remodeled 3-unit selling as one package. Yearly income over $50K.
SELLS VIA INTEL AUCTIONS PHONE BIDDING!

★ JANUARY 21 (6PM) - 469 NORTH STREET, MILLERSBURG, PA - TRUE NORTH INVESTORS
Solid 2 unit apartment in Dauphin County. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

JANUARY 26 (6PM) - 324-326 VALLEY STREET, LEWISTOWN, PA - BS RENTALS LLC
2 unit apartment! Great first time investor opportunity! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

★ ***NEW LISTINGS***

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INTEL INVESTOR'S SUMMIT

YOU ARE INVITED, IT'S A FREE EVENT!

FIVE EXCLUSIVE INVESTMENT PROPERTIES SELLING LIVE FROM THE SHADY MAPLE

WEDNESDAY, DECEMBER 9 (DOORS OPEN @ 1PM) SHADY MAPLE BANQUET HALL, EAST EARL, PA
An exciting afternoon & evening filled with free food, educational seminars by Damon West and Stephen Yoder, real estate auction, & doorprizes.
Absolutely a DO NOT MISS EVENT! This is a free event and seats are limited, come early as it's first come, first serve.

ENTRY 1 - RIVERSIDE RETREAT, 6140 RIVER DRIVE, YORK, PA
The Riverfront Serenity Lodge. 5 acres with riverside Air BnB house. Incredible Local Retreat!

ENTRY 2 - INCOME POWERHOUSE, 300 N READING RD, EPHRATA, PA
Amazing opportunity to own a laundromat, carwash, rental home, shop rental, and food court area all in one package! Generating almost $15,000 of monthly income.

ENTRY 3 - SACRED OAKS VISTA, 2073 SEELY RUN RD, JERSEY SHORE, PA
45.71 acre property with wedding venue generating close to a 6 figure annual income. Incredible Hunting!

ENTRY 4 - 3-UNIT APARTMENT, 509, 509A, & 511 BURKE ST, JERSEY SHORE, PA
Recently updated and professionally managed by one of the most aggressive property management companies in the area!

ENTRY 5 - THE SPLENDID JUNIATA 400, 2067 & 2174 STATE RT 35, EAST WATERFORD, PA
405 acres of prime recreational land in Juniata County! Food plots, hunting blinds, new garage. Also includes a 2 acre building site with existing sewer, water, and electric.

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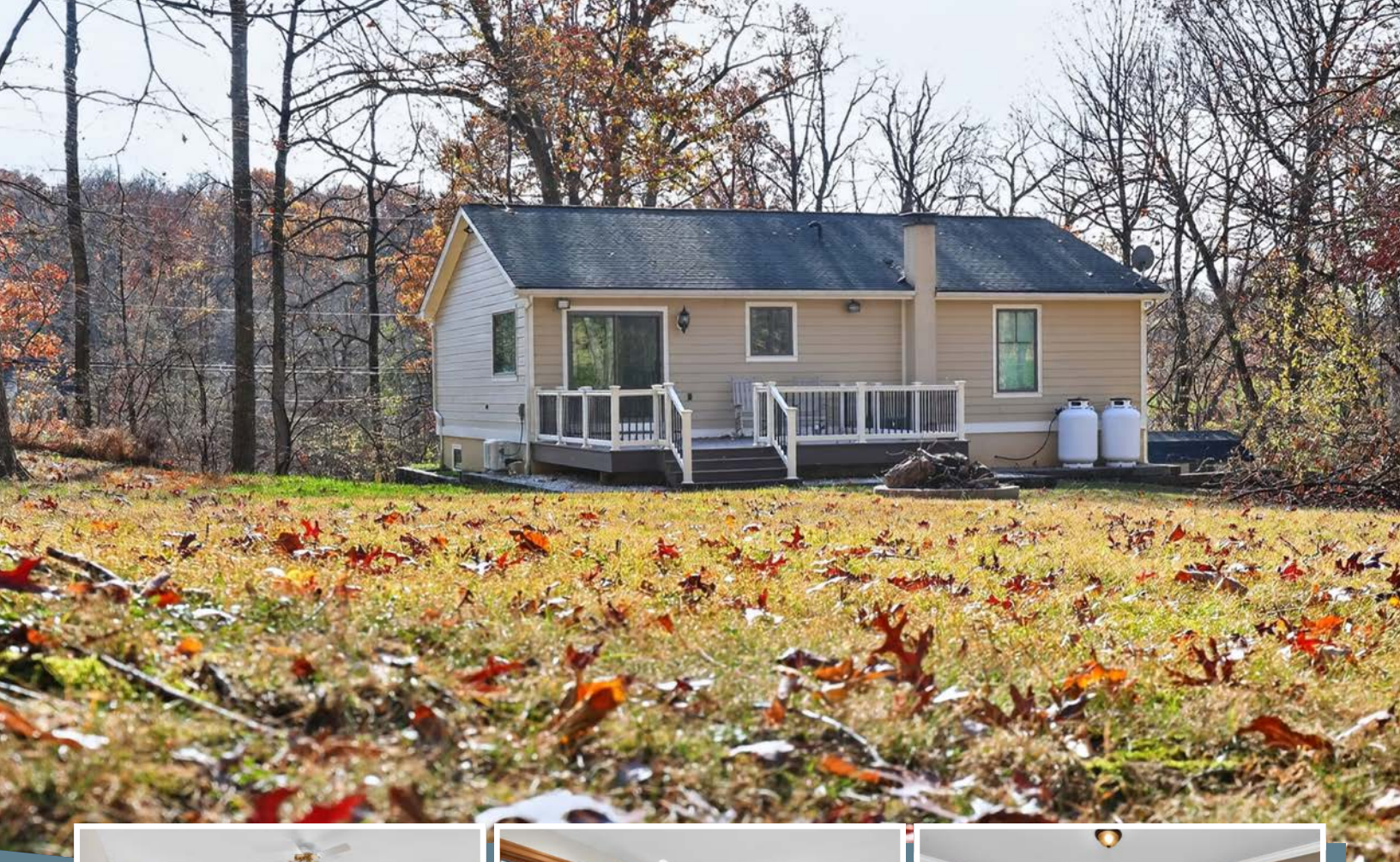
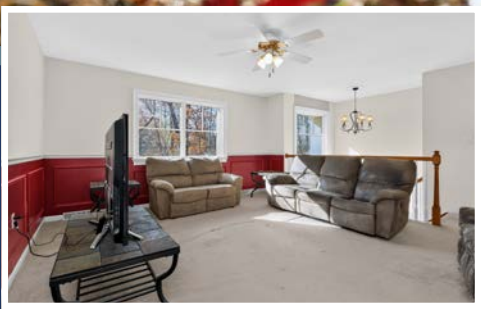
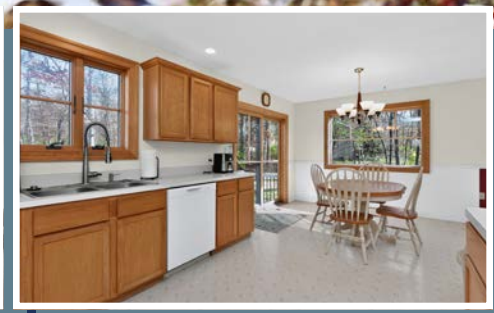
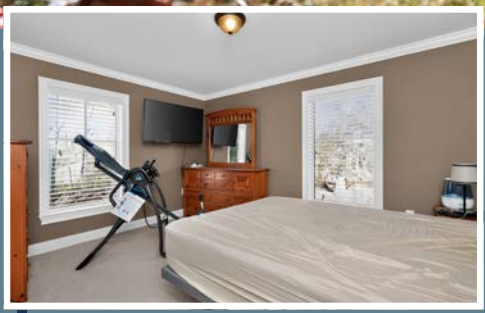
A Better Auction Experience









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