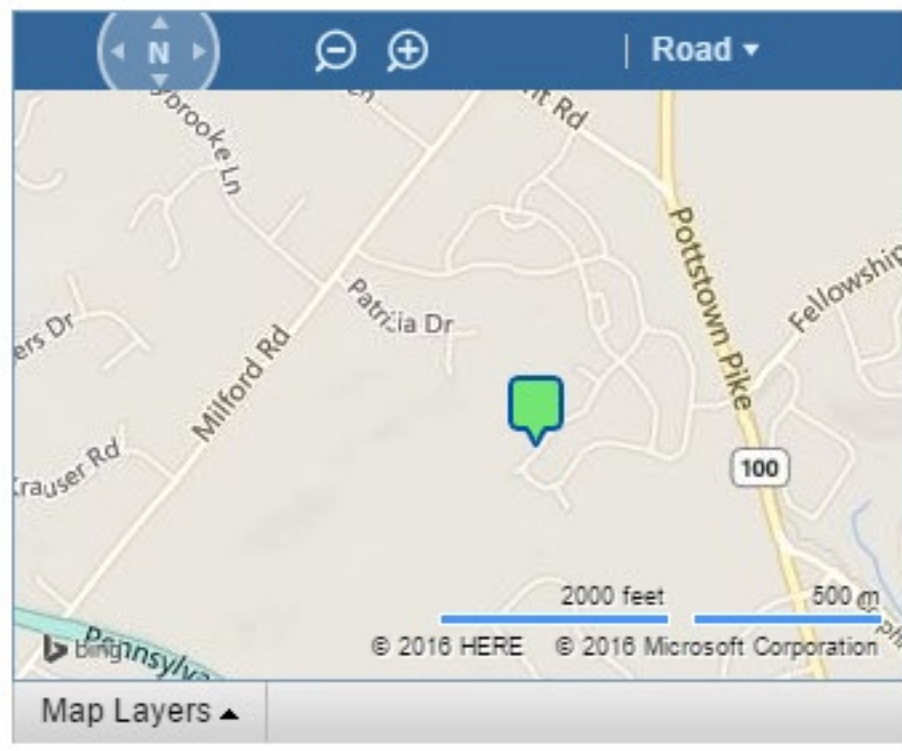




1 of 25 Exterior Front



General	
MLS #: 6810821	Subdiv / Nei: Reserve At Eagle
MLS Area: 10332 U Uwchlan Twp	School Dist: Downingtown
County: Chester	- High: DHS E
Tax ID #: 32-03 -0567	- Middle: Lionville
	- Elem: Shamona Cr
Type: Single/Dtchd	BRs & Bths: 4 2/1
Design: 2Story	Age: 13
Style: Colonial	Condo/HOA: N / Y
Unit Floor #:	Recur Fee/Freq: 300.00/M
Aprox SqFt: 4,893	
SqFt Source: Assessor	

Room Dimensions			Room Counts	
LR/GR: 15 x 13 M	Main BR: 22 x 22 U	Laundry: 8 x 6 M	Total Rooms: 10	Bedrooms: 4
Dining: 15 x 13 M	2nd BR: 14 x 12 U	Office: 14 x 12 M	Bathrooms	
Kitchen: 21 x 18 M	3rd BR: 13 x 13 U	Fin Bsmt: 30 x 15 L	Total Baths: 2	Full: 1
Family: 20 x 17 M	4th BR: 13 x 12 U		Upper Floors: 2	Full: 1
Inclusions: Washer, Dryer And Refrigerator. Personal Furinishings Are Negotiable!			Main Floors: Full	1 Partial
Exclusions:			Lower Floors: Full	Partial

Rental Information		Lot Information	
Date Avail: 08/01/2016	Appl Fee: 45	Min Term (Mo): 12	Acres/LSF: 0.30 / 12,993
Month's Rent UpFront: 1	Sec Dep: \$3,450	Max Term (Mo): 24	Approx Dim: 0 x 0

Features

Heating/Cooling/Utilities: GasHeat, CentralAir, GasHotWater, PublicWater, 200-300AmpEI, CircBreakers
Garages & Parking: 3-CarGarage, 3+CarParking, Driveway, Private
Kit: Kit&BrksfRm, Range, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Disposal
Bsmt: FullBasement, FinishedBsmt
Interior: StorBasemnt, StorGar, OneFP, FinishedWood, W/WCarpeting, TileFlr, SecuritySys, CeilingFan(s), CableTVWired, Whrlpool-MBR, FullBath-MBR, SitArea-MBR, WICloset-MBR, Foyer/VestEn, PrivateEntr, DenStdyOfLib, MainFirLndry, NoModifs/Unk
Exterior: StreetLights, AssocPool, TennisCrt(s), StuccoExt, Deck, CornerLot, LevelLot, FrntYrdLot, RearyrdLot, SideYrdLot
Other: TenantElec, TenantHeat, TenantGas, TenantWtr, TenantSwr, TenantHtWtr, TenantInsur, TenantSnow, TenantTrash, CableTV, ComAreaMaint, ClubFee, CallToShow, 24HrNoticShw

Remarks

Public: IMMACULATE RESERVE AT EAGLE COLONIAL PERFECT FOR A RELOCATION CANDIDATE! Superb craftsmanship and unrivaled upscale design - the utmost in comfort and livability! Two story Reception Foyer with hardwood throughout; turned front stairs and back stairs. Dream Kitchen with 42" cabinets; granite; hand-laid tile backsplash; breakfast bar island; stainless steel appliances; under-cabinet lights; pantry; desk nook; Eat-In area with doors to huge, recently stained deck! Cathedral ceiling Family Room with wall of sun-filled windows and plantation shutters and gas fireplace. LR has millwork pillars into the Dining Room both with stacked crown molding and shadowbox. Office/Study; Laundry; Powder Room; access to Three Car Garage. Upstairs Four Bedrooms with generous closets; Full Hall Bath with two sinks. Master Suite has tray ceiling, Sitting Rm, Walk-In Valet Closet, Full Bath with dual vanities, tiled soaking tub, water closet, stall shower, tile floors. Landscaped yards with gorgeous rose bushes, shrubs, mature landscaping. More: dual zone; extra closets; designer paint; custom window treatments; ceiling fans; new plush carpet; Full Basement; pull-down stairs Attic; Downingtown schools - Shamona Creek Elementary. Walking Trails / Pool / Clubhouse; close to PA Turnpike/100/30/401/202. LANDSCAPING SERVICES INCLUDED IN RENT! ACT NOW!

Other Information

DOM: 14
 Central Air: Y
 Furnish: B
 NoSmoking: Y
 Pets: N
 Pet Dep: 0
 WaterFront: N
 Sect. 8 Aprv: N

Route 100 North; left on Reserve Drive into The Reserve at Eagle; left on Palsgrove Way; house is on right!