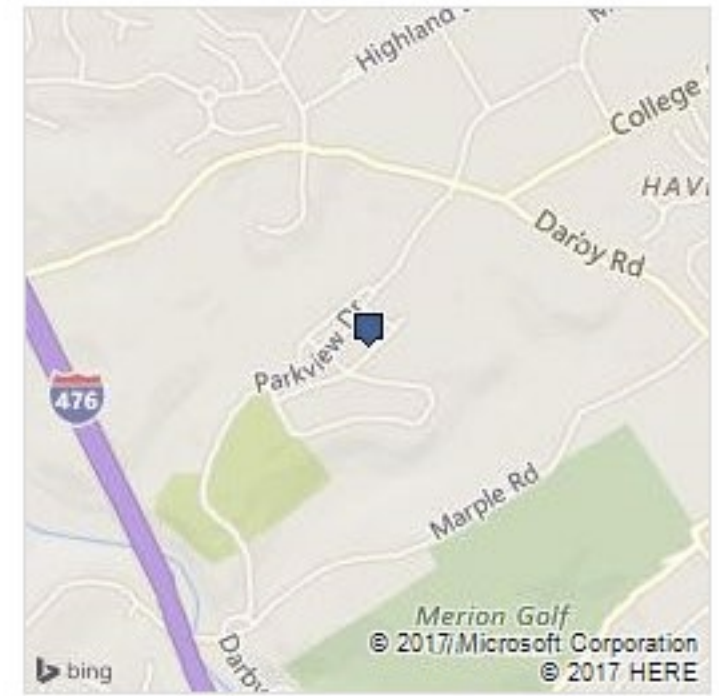




MLS #: 6873384
 Tax ID #: 22-04-00451-54
 County: Delaware
 MLS Area: Haverford Twp (10422)
 Subdiv / Neigh: Haverford Reserve
 School District: Haverford Twp
 - High:
 - Middle:
 - Elementary:
 Building: 100
 Waterfront: No
 Age: 2
 New Construct: No
 Condition: Average+



Bed:	3	Style:	Carriage House, Normandy	Approx Int Sq Ft:	4,636 / Listor
Bath:	3 / 1	Design:	2 Story	Central Air:	Yes
Type:	Row/Town/Clu	Ownership:	Fee Simple	Heat:	Gas Heating
Basement:	Full Basement, Finished Partial Basement, Outside Entrance / Walk Out	Garage:	2 Car Garage, Attached Built In, Garage Door Opener, Inside Access	Water / Sewer:	Public Water / Public Sewer

Lot Info		Tax Info		Condo/HOA Association	
Acres / Lot Sq Ft:	.07 / 3,202	Taxes / Year:	\$31,248 / 2017	Condo / HOA:	No / Yes
Lot Dimensions:	.07	Assessment:	\$711,900	Recurring Fee:	\$430 / Monthly
Land Use / Zoning:	R-10 / res	Block / Lot:	- / 095-093	One-Time Fee:	\$1,500

Rooms						
Total Rooms:	11	Full Baths:	1 Main, 2 Up, 0 Low	Part Baths:	1 Main, 0 Up, 0 Low	
Living/Great Room:	17 x 24	Main	Dining Room:	14 x 15	Main	
Family Room:	15 x 15	Main	Main Bedroom:	15 x 18	Main	
Third Bedroom:	15 x 12	Upper	Study:	12 x 13	Main	
Break Rm:	15 x 8	Main	Media Rm:	19 x 15	Lower	
				Laundry Room:	6 x 3	Main

Features
Assoc. Fee Incl: Common Area Maintenance, Exterior Maintenance, Insurance, Lawn Maintenance, Management, Snow Removal, Trash Removal • **Inclusions:** See Agent • **Exclusions:** See Agent • **Utilities:** Central Air, Gas Heating, Hot Air, 200-300 Amps, Circuit Breakers, Gas Hot Water • **Parking:** 2 Car Garage, Attached Built In, Garage Door Opener, Inside Access, 2-Car Parking, Driveway Parking, Private Parking • **Exterior:** Other Exterior, Stone Exterior, Stucco Exterior, Concrete Foundation, Pitched Roof, Shingle Roof, Sidewalks, Street Lights, Building Facade Orientation NorthEast, Patio, Front Yard, Level Lot, Open Lot, Rear Yard, Side Yard(s), No Swimming Pool • **Basement:** Full Basement, Finished Partial Basement, Outside Entrance / Walk Out • **Interior:** 9+ Foot Ceiling, Cable TV Wired, Cathedral/Vault Ceiling, Energy Efficient Windows, Exposed Beam, Security System, Sprinkler System, Stall Shower, Access Panel Attic, Center Hall Entrance, Main Bedroom Full Bath, Main Bedroom Sitting Area, Main Bedroom Walk-in Closet, Den/Study/Library, Game/Media, No/Unknown Accessibility Modifications, Main Floor Laundry, Two Fireplaces, Family Room Fireplace, Gas/Propane Fireplace, Living Room/Great Room Fireplace, Finished Wood Floors, Tile Floors, Wall to Wall Carpet • **Kitchen:** Kitchen & Breakfast Room, Island, Gas Cooking •

Remarks
Public: Magnificent Treymore Great Room Model is only two years old and is located in the desirable community of Haverford Reserve. The Reserve has walking, biking and hiking trails on over 100 acres of preserved open space. The impeccably handcrafted Guidi Built home boasts spacious, light filled rooms, remarkable architectural features and meticulous attention to detail. Beautifully appointed and upgraded throughout, this remarkable residence includes an Expanded Gourmet Kitchen, custom architectural millwork with stunning Windsor arched entryways, Palladium windows, handsome study with built-ins and shelving. The Chef's Kitchen features Sub-Zero Refrigeration, a commercial Wolfe cooktop, Miele ovens, dishwasher and coffeemaker. The Caesarstone island and counters are finished off with a glass tile backsplash. The Dining Room is spacious and well appointed with a Bay Window area and additional windows and easily seats your many Guests. The Great Room's vaulted beamed ceiling serves Family and Friends well with a built-in Bar with ice maker. Exit the Great Room through either set of French doors to a gorgeous, private patio and outside steps to the Lower Level. The Master Bedroom Suite, with sitting area, includes two large walk-in closets and luxurious oversize shower with seat, built-in dressing table, two vanities and water closet. The second floor has two additional Ensuite Bedrooms and a Fourth Bedroom possibility, currently being used as a Craft Room. A finished daylight Lower Level houses a Pool Table, Media Room and Gaming Areas. Tremendous storage is available on either side of the finished area and has rough-ins for a future powder room and bar. The current owners have installed a Kohler back up whole house generator. This Carriage Home features over \$350,000 in upgrades on a premium, private lot. This award winning community is convenient to all major transportation routes, train, Center City, Airport, Theatres, shopping and restaurants on the Main Line. • **Directions:** West on Darby Road from Ardmore Ave. Left on Parkview Left on Green Lane to # 119

Listing Information	
Earliest Possession:	Negotiable
Days On Market:	246