



1 / 25 Exterior Front

MLS #:	6771783	Beds:	3
Tax ID #:	22-04-00451-54	Baths:	3 / 1
County:	Delaware	Approx Int Sq Ft:	4,636 / Listor
MLS Area:	Haverford Twp (10422)	Price / Sq Ft:	\$277.18
Subdiv / Neigh:	Haverford Reserve	Style:	Carriage House, End Unit Row
School District:	Haverford Twp	Design:	2 Story
- High:	Haverford	Type:	Row/Town/Clu
- Middle:	Haverford	Ownership:	Fee Simple
- Elementary:	Coopertown	Age:	2
Building:		New Construct:	No
Floor Number:		Condition:	Average+
Waterfront:	No	Central Air:	Yes

Lot Info		Tax Info	
Acres / Lot Sq Ft:	.07 / 3,202	Taxes / Year:	\$31,100 / 2016
Lot Dimensions:	0 x 0	Assessment:	\$711,900
Land Use / Zoning:	Resid	Land Assessment:	0
Block / Lot:	- / 095-093	Improvement Asmt:	0

Association / Community			
Condo / HOA:	No / Yes	Adult 55+/62+ Comm:	No
Recurring Fee:	\$430 / Monthly	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
Kitchen:	15 x 15	Main	Main Bedroom:	15 x 18	Main
Second Bedroom:	15 x 15	Upper	Third Bedroom:	15 x 12	Upper
Study:	12 x 13	Main	Mornng Rm:	15 x 8	Main
Craft:	14 x 15	Upper	Media Rm:	19 x 15	Lower
Laundry Room:	6 x 3	Main			

Building Information			
Builder:	Goldenberg / Guidi	Model:	Treymore Gr Rm
Units in Development:	100		
Pets:	Restricted / Up To Two Dogs	Above Ground Sq Ft:	3,840 / Listor
Basement Footprint:		Below Ground Sq Ft:	796 / Listor
Basement Finished:	50%	R-Factor Walls/Ceiling:	19 / 38

Features	
Exterior:	Other Exterior, Stone Exterior, Stucco Exterior, Concrete Foundation, Pitched Roof, Shingle Roof, Exterior Lights, Street Lights, Underground Electric, Building Facade Orientation NorthEast, Patio, Front Yard, Level Lot, Open Lot, Rear Yard, Side Yard(s), No Swimming Pool
Interior:	9+ Foot Ceiling, Wet/Dry Bar, Bay Window, Cable TV Wired, Cathedral/Vault Ceiling, Energy Efficient Windows, Exposed Beam, Security System, Skylight(s), Sprinkler System, Stall Shower, Water Conserving Appliance, Access Panel Attic, Center Hall Entrance, Main Bedroom Dressing Room, Main Bedroom Full Bath, Main Bedroom Sitting Area, Game/Media, Great Room, Utility/Mud, No/Unknown Accessibility Modifications, Main Floor Laundry, Two Fireplaces, Family Room Fireplace, Gas/Propane Fireplace, Living Room/Great Room Fireplace, Marble Fireplace, Finished Wood Floors, Tile Floors, Wall to Wall Carpet
Kitchen:	Eat-In Kitchen, Built In Dishwasher, Built In Microwave, Built In Range, Built In Refrigerator, Cook Top, Disposal, Double Oven, Double Sink, Energy Efficient Appliance, Island, Commercial Range, Pantry, Self-cleaning Oven, Wall Oven, Gas Cooking
Basement:	Full Basement, Finished Partial Basement, Outside Entrance / Walk Out
Parking:	2 Car Garage, Attached Built In, Garage Door Opener, Oversized, 2-Car Parking, Driveway Parking, Private Parking
Utilities:	Central Air, Energy Efficient Cooling, Gas Heating, Energy Efficient Heat, Hot Air, Programmable Thermostat, Zoned Heat, 200-300 Amps, Circuit Breakers , Gas Hot Water, Public Water, Public Sewer
Assoc. Fee Incl:	Common Area Maintenance, Exterior Maintenance, Insurance, Lawn Maintenance, Management, Snow Removal, Trash Removal

Remarks

Public: HANDCRAFTED Haverford Reserve TREYMORE with GREAT ROOM Resale! This is a unique opportunity to own a custom, move-in condition, three bedroom, three & half bath, Carriage Home with over \$350,000 in upgrades on a premium, private lot in this luxury Main Line community. The home is 45 feet wide with nine-foot ceilings and offers tasteful extras such as an Expanded Gourmet Kitchen, four-inch hardwood floors, custom architectural millwork, French doors, Palladium windows, Windsor arched entryways, a bay window in the dining room, recessed lighting, built-in custom shelving/bookcases, decorator papers/colors and much more! When you enter the pebble glass front doors you are immediately impressed with the Gracious Front Hall Curved Staircase leading to the second floor Hall Gallery and two En Suite bedrooms, each with walk-in closets and full, tiled bathrooms; one with an adjoining sitting room, perfect for an au pair. The second floor has an Additional Craft Room with carpeted floor, skylight lighting, and large closet storage which could be a 4th bedroom. The Chef's Kitchen features a commercial Wolf gas cooktop; Miele ovens, dishwasher & coffee maker; Sub-Zero refrigerator; Caesarstone island & counters; glass tile backsplash and Morning Room. The Great Room has a vaulted/cathedral/beamed ceiling with two sets of French Doors leading to a large, private Patio and steps to Lower level. The First Floor Master Bedroom has a private view and luxurious upgraded walk-in closets with built-ins. The Master Bath includes an oversize shower with seat, water closet, granite countertop dressing area and two vanity areas. French Doors lead to a 1st floor office with built-in bookcases. For your convenience there is a 1st floor laundry, utility room and mudroom leading to the two-car garage with carriage style doors. A finished daylight, walk-up Lower Level with unique curved wall, Media Room and Gaming Areas, gas fireplace, two huge storage rooms complete this incomparable property. Additional features include a Kohler backup generator, Sonos whole house sound system, Hunter irrigation system, and Gemini alarm system. Winner of 11 Pyramid Awards including Community of the Year, Haverford Reserve has walking, biking and hiking trails on over 100 acres of Preserved Open Space; is minutes to Main Line shopping and dining; with easy access to Routes 476/1/3/76/95, the Philadelphia International Airport and Center City Philadelphia. **DON'T MISS THIS OPPORTUNITY. ACT NOW!**

Directions: Rte 476 St Davids-Villanova Exit 13; R on Lancaster Ave/US 30 E 1/2 mi to R on Sproul Rd/320; 3 mi to L on Darby Rd; R on Parkview Dr; L on Green Ln.

Listing Information			
Earliest Possession:	Negotiable	Days On Market:	122
Finance Accepted:	Conventional		