



1 of 25 Exterior Front

General

MLS #: 6530600	Subdiv / Nei: Saint Albans	Ownership: FeeSimple	Beds, Baths: 4 2/1
DOM: 5	School Dist: Marple-Newtown	Type: Single/Detac	Age: 60
MLS Area: 10430 Newtown Twp	- High: Marple Nwt	Design: Split/MultiL	AbvGr SqFt: 2,825/ L
County: Delaware	- Middle: Paxon Hllw	Style: Colonial	BlwGr SqFt: 480/ L
Tax ID #: 30-00-02182-00	- Elem: Culbertson		Approx SqFt: 2,825
			SqFt Source: Assessor
			Unit Floor #: AC: Y

Room Dimensions

LR/GR: 27 x 13 M	Main BR: 15 x 13 U	Laundry: 14 x 7 L
Dining: 21 x 14 M	2nd BR: 11 x 9 U	Rec Room: 22 x 20 L
Kitchen: 13 x 12 M	3rd BR: 14 x 9 U	Basement: 20 x 12 L
Family: 16 x 14 M	4th BR: 19 x 13 L	Workshop: 20 x 12 L

Other Information

Total Rooms: 10
Bath Full: 0M 2U 0L
Bath Part: 1M 0U 0L
Model:
Builder:

Inclusions: Negotiable!
Exclusions:

Tax Information

RE Taxes / Yr: \$4633 / 2014
Assessment: 177650

Association Information

Condo / HOA: N / N
Recur Fee / Freq:

Lot Information

Approx Acr: 0.30
Approx SqFt: 12,956
Land Use:
ApproxDim: 79X164
Zoning: Resid
Watfrnt: N/

Features

Utilities: OilHeat, HotWaterHeat, BaseboardHea, OilHotWater, Sum/WinterHt, CentralAir, PublicWater, PublicSewer, 200-300AmpEI
Parking: NoGarage, Att/BuiltInG, InsideAccess, 3+CarParking, StreetParkng, DrivewayPrk
Exterior: Fencing, VinylExt, Stcco/SimExt, BrickExt, Block/BrickF, BltOnSlabFou, Levellot, OpenLot, FrontYard, RearYard, SideYard(s), PitchedRoof, ShingleRoof, Deck, NoPool
Bsmt: PartialBsmnt, UnfinishBsmnt
Interior: AccessPanel, FlooredAttic, OneFirePI, BrickFirePI, LR/GRFireP, FinishedWood, W/WCarpeting, TileFl, Cathedral/Va, CeilingFan(s), CableTVWired, ReplacementWdws, FulBathMnBed, Foyer/VestEn, Workshop, NoModifs/Unk, LowFlrLndry
Kit: EatInKitchen, ElecCooking, KitPantry, SelfClnOven, BuiltInDishW, BuiltInRefig, Disposal
Poss: Negotiable
Finance: ConventnalFi, VA, FHA203(b)
Cond: Average+
Show: SUPRAElecBox
Building Orient: BldOrientationNW

Remarks

Public: WOW - A SPACIOUS, LOVINGLY MAINTAINED, SPLIT-LEVEL WITH LOW TAXES CLOSE TO DOWNTOWN NEWTOWN SQUARE! Entrance to this lovely home is through a foyer / vestibule with a powder room and fourth bedroom / office and easy access to the laundry and recreation rooms (please note that the rec room was formerly a two car garage and the structure is in place for conversion back to a garage). A few steps up from the foyer you enter the main level living room with cathedral ceiling and wood-burning fireplace, open to the second floor hallway above. Take note of the rich hardwood floors throughout and open staircase to the three, top floor bedrooms, which include ceiling fans to circulate your Carrier supplied, cool central air conditioning. The eat-in kitchen is the center of this home with rich hardwood cabinetry, plenty of Zodiaq quartz countertop, pantry, and access to the immense dining / family room with outside decking that spans the rear of the home and overlooks the rear yard - perfect for your family to play, your dog to run, a BBQ or friends to play volley ball. The powder room and hall bath are tiled and the master bath was remodeled by Bath Fitter in 2010. The lowest level of the home has a partially finished playroom / office and large workshop / storage / utility room. Heat is provided by a Buderus (the "Cadillac" of oil heaters) low-temperature oil boiler with two zones, which also supplies the hot water for the house, recently installed in 2014. There is storage for yard care items under the family room, accessible from an exterior panel door. The home is walkable to the shops / businesses on St. Albans Circle and the Newtown Square Shopping Center, which include the Acme, McDonald's, Starbucks, Casey's Seafood Grille & Pub, Rite Aid, Luigi & Giovanni's Foods, Hill's Seafood and Gentile's Produce. There is easy access to Route 3 (West Chester Pike) and Route 252. This home has been truly loved for many years by the same owners and will be missed by them and their family. ABSOLUTE MOVE-IN CONDITION. CALL TODAY!
 West Chester Pike to St. Albans Ave.; take immediate right at the St. Albans Circle onto Rhoads Ave., left onto Ridgefield Rd; house is 2nd on right!