



1 of 19 Exterior Front

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|--------------------------------|----------------------------------|
| General | |
| MLS #: 6557345 | Subdiv / Nei: None Available |
| MLS Area: 10343 Tredyffrin Twp | School Dist: Tredyffrin-easttown |
| County: Chester | - High: Conestoga |
| Tax ID #: 43-11B-0124 | - Middle: Valley Frg |
| | - Elem: New Eagle |
| Type: Single/Dtchd | BRs & Bths: 4 |
| Design: 1.5Story | Age: 66 |
| Style: Cape | Condo/HOA: N / |
| Unit Floor #: / | Recur Fee/Freq: / |
| Aprox SqFt: / | |
| SqFt Source: / | |

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|--|-------------------|---------------------|
| Room Dimensions | | |
| LR/GR: 19 x 13 M | Main BR: 15 x 9 U | Fin Bsmt: 22 x 11 L |
| Dining: 13 x 11 M | 2nd BR: 12 x 11 M | Unf Bsmt: 23 x 16 L |
| Kitchen: 19 x 14 M | 3rd BR: 11 x 8 M | Laundry: 7 x 5 M |
| Family: / | 4th BR: 9 x 8 U | |
| Inclusions: Washer, Dryer And Refrigerator | | |
| Exclusions: / | | |

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| Room Counts | |
| Total Rooms: | 9Bedrooms 4 |
| Bathrooms | |
| Total Baths | 2 Full 1 Partial |
| Upper Floors | 1 Full Partial |
| Main Floors | 1 Full 1 Partial |
| Lower Floors | Full Partial |

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| Rental Information | |
| Date Avail: 05/01/2014 | Appl Fee: 40 |
| | Min Term (Mo): 12 |
| | Max Term (Mo): 24 |
| | Sec Dep: \$2,495 |

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| Lot Information | |
| Acres/LSF: | 0.28 / 12,046 |
| Approx Dim: | 0x0 |

Features
Heating/Cooling/Utilities: OilHeat, CentralAir, ElectricHwt, PublicWater, PublicSewer, 200-300AmpEl, CircBreakers
Garages & Parking: 1-CarGarage, 3+CarParking, Driveway, Private **Kit:** EatInKitchen, Range, Refrigerator, Washer, Dryer, Dishwasher, Disposal **Bsmt:** PartialBsmnt, FinishedBsmt **Interior:** StorBasemnt, StorShed, NoFireplace, FinishedWood, W/WCarpeting, TileFlr, CableTVWired, ReplacementWdws, Foyer/VestEn, PrivateEntr, Great/GathRm, MainFlrLndry, NoModifs/Unk **Exterior:** Fencing, VinylExt, BrickExt, Patio, LevelLot, OpenLot, FrntYrdLot, RearyrdLot, SideYrdLot
Building Orient: BldOrientationE **Other:** TenantElec, TenantHeat, TenantGas, TenantWtr, TenantSwr, TenantHtWtr, TenantInsur, TenantLawn, TenantSnow, TenantTrash, CableTV, CallToShow, SUPRAElecBox

Remarks
Public: WOW - A CHARMING 4 BR, 2.5 BA CAPE IN PRISTINE CONDITION WITHIN WALKING DISTANCE OF STRAFFORD TRAIN STATION! Privately owned, the first floor includes large, heart of the home kitchen / family room addition with woodburning stove, greenhouse windows, lots of built-ins, French doors to lovely flagstone patio with awning and large, level, fenced, and private rear yard, perfect for your BBQ! In addition, the first floor features two bedrooms; new hall bathroom; sunny living room with lots of windows and built-ins; powder room with beadboard and laundry area. The second floor includes two additional bedrooms and full master bath. The basement / play / media / exercise room is dry, finished, and carpeted. A semi-circular driveway allows safe access from Old Eagle School Road and parking for several cars. Extras - central air, one-car attached garage, and newer windows. Walk to Tredyffrin Park and Library! Drive to Routes 30, 202, 422, or PA Turnpike in minutes. Shop at King of Prussia Mall or Wegmans. Bike in Valley Forge Park. DON'T WAIT. ACT QUICKLY!
 🚗 Route 30 West to right on Old Eagle School Road; cross Upper Gulph Road; house is one left; pull into semi-circular driveway in front of house!

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| Other Information | |
| DOM: | 1 Central Air Y |
| Furnish: | N |
| NoSmoking | Y |
| Pets | N |
| Pet Dep | 0 |
| WaterFront | N |
| Sect. 8 Aprv: | N |