

Agent Full

**34 Horseshoe Lane, Newtown Square, PA
19073**

Active

Residential

\$489,000



Recent Change: 02/19/2019 : NEW Listing : New Listing->ACT

MLS #:	PADE436708	Beds:	3
Tax ID #:	19-00-00163-48	Baths:	2 / 2
Ownership Interest:	Fee Simple	Total Rooms:	8
Association:	HOA	Above Grade Fin SQFT:	2,479 / Estimated
Floor Number:	1	Price / Sq Ft:	197.26
Structure Type:	Detached	Year Built:	1990
Levels/Stories:	3+	Property Condition:	Average+
Waterfront:	No	Style:	Colonial
Views:	Street	Central Air:	Yes
Garage:	Yes	Basement:	Yes

Location

County:	Delaware, PA	School District:	Rose Tree Media
MLS Area:	Edgmont Twp - Delaware County (10419)	High School:	Penncrest
Subdiv / Neigh:	Canter Village	Middle/Junior School:	Springton Lake
		Elementary School:	Rose Tree
		Cross Street:	Canter Drive

Association / Community Info

HOA:	Yes	HOA Fee:	\$1,050 / Quarterly
Property Manager:	No		
Association Fee Incl.:	Common Area Maintenance, Exterior Building Maintenance, Lawn Maintenance, Pool(s), Recreation Facility, Snow Removal, Trash		
Amenities:	Pool - Outdoor, Tennis Courts		

Taxes and Assessment

Total Taxes / Year:	\$10,288 / 2018	Tax Assessed Value:	\$319,450
School Tax:	\$8,206 / Annually	Imprv. Assessed Value:	\$226,850
County Tax:	\$1,790 / Annually	Land Assessed Value:	\$92,600
City/Town Tax:	\$291 / Annually	Historic:	No
Clean Green Assess:	No	Block/Lot:	176-000
Municipal Trash:	No		
Agricultural Tax Due:	No		
Zoning:	RESIDENTIAL		

Rooms

			Bed	Bath
Bathroom:	Lower 1	4 x 3, Countertop(s) - Solid Surface, Flooring - Tile	Main	1 Full, 1 Half
Basement:	Lower 1	37 x 25, Basement - Finished, Built-Ins, Flooring - Carpet	Upper 1	2 Full
			Lower 1	1 Half
Storage Room:	Lower 1	6 x 3, Cedar Lined Closet		
Utility Room:	Lower 1	31 x 13, Basement - Unfinished, Flooring - Concrete		
Laundry:	Lower 1	6 x 6, Flooring - Vinyl		
Master Bedroom:	Main	16 x 12, Ceiling Fan(s), Flooring - Carpet, Window Treatments		

Master Bathroom:	Main	15 x 6, Countertop(s) - Solid Surface, Double Sink, Flooring - Tile, Master Bedroom - Dressing Area, Walk-In Closet(s)
Kitchen:	Main	16 x 11, Cathedral/Vaulted Ceiling, Ceiling Fan(s), Countertop(s) - Solid Surface, Flooring - HardWood, Island, Kitchen - Propane Cooking, Pantry, Skylight(s), Window Treatments
Bathroom:	Main	4 x 3, Countertop(s) - Solid Surface, Flooring - HardWood
Living Room:	Main	17 x 13, Cathedral/Vaulted Ceiling, Ceiling Fan(s), Crown Molding, Fireplace - Gas, Flooring - HardWood, Window Treatments
Family Room:	Main	15 x 9, Ceiling Fan(s), Fireplace - Gas, Flooring - HardWood
Laundry:	Main	6 x 2, Flooring - Vinyl, Pantry
Dining Room:	Main	13 x 11, Cathedral/Vaulted Ceiling, Chair Rail, Crown Molding, Flooring - HardWood, Formal Dining Room, Window Treatments
Bedroom:	Upper 1	13 x 11, Ceiling Fan(s), Flooring - Carpet, Window Treatments
Bedroom:	Upper 1	21 x 11, Ceiling Fan(s), Flooring - Carpet, Window Treatments
Storage Room:	Upper 1	6 x 3
Bathroom:	Upper 1	10 x 6, Countertop(s) - Solid Surface, Flooring - Tile, Window Treatments

Building Info

Builder Model:	Dover	Floors In Unit Count:	3
Builder Name:	C F Holloway III & Co	Main Entrance Orientation:	East
Above Grade Fin SQFT:	2,479 / Estimated	Construction Materials:	Stucco, Wood Siding
Below Grade Fin SQFT:	521 / Estimated	Below Grade Unfin SQFT:	150 / Estimated
Total Below Grade SQFT:	671 / Estimated	Flooring Type:	Carpet, Ceramic Tile, Wood
Total Fin SQFT:	3,000 / Estimated	Roof:	Asbestos Shingle
Total SQFT:	3,150 / Estimated	Basement Finished:	80%
Wall & Ceiling Types:	Dry Wall		
Foundation Details:	Concrete Perimeter		
Basement Type:	Full		

Lot

Lot Acres / SQFT:	0.17a / 7,362sf / Assessor	Lot Size Dimensions:	67 x 100 Irregular
Additional Parcels:	No	Soil Types:	Unknown
Views:	Street	Road:	67 / Black Top / Private
Location Type:	Middle Of Block	Lot Features:	Backs - Open Common Area, Backs to Trees, Irregular, Landscaping, No thru street, Road Frontage

Ground Rent

Ground Rent Exists: No

Interior Features

Interior Features: Breakfast Area, Carpet, Cedar Closet(s), Ceiling Fan(s), Central Vacuum, Chair Railings, Crown Moldings, Dining Area, Entry Level Bedroom, Family Room Off Kitchen, Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Island, Kitchen - Table Space, Master Bath(s), Recessed Lighting, Skylight(s), Store/Office, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Water Treat System, Window Treatments, Wood Floors, Pantry, 2 Fireplace(s), Equipment, Fireplace - Glass Doors, Gas/Propane, Heatilator, Marble, Built-In Microwave, Central Vacuum, Dishwasher, Disposal, Dryer, Dryer-Electric, Exhaust Fan, Extra Refrigerator/Freezer, Freezer, Microwave, Oven-Self Cleaning, Oven-Single, Oven/Range-Electric, Oven/Range-Gas, Refrigerator, Six Burner Stove, Stove, Washer, Water Conditioner-Owned, Water Heater, Accessibility Features: 32"+ wide doors, Carbon Monoxide Detector(s), Main Entrance Lock, Security System, Smoke Detector, Door Features: Sliding Glass, Storm, Window Features: Double Pane, Insulated, Screens, Skylights, Basement Laundry

Exterior Features

Exterior Features: BBQ Grill, Deck(s), Wrap Around, Pool: Yes - Community, Community Pool Features: Fenced, In Ground

Parking

Parking: Attached Garage, Driveway Parking, On Street Parking, 2-Car Garage, 2 Attached Garage Spaces, Garage Door Opener, Garage - Front Entry, Inside Access, 4 Total Non-Garage Parking

Spaces, 6 Total Garage and Parking Spaces, Asphalt Driveway, Paved Driveway, Paved Parking, Private Parking

Utilities

Utilities: Central A/C, Heat Pump(s), Cooling Fuel: Electric, Electric Service: 200+ Amp Service, Heating: Heat Pump(s), Heating Fuel: Electric, Hot Water: Electric, Water Source: Conditioner, Public, Sewer: Private Sewer

Remarks

Agent: See www.34Horseshoe.com single property web site for a complete property profile including 3D Virtual Tour!

Inclusions: Washer, dryer, refrigerators (2), freezer in lower level and gas grill.

Exclusions: None

Public: Spacious detached home, lovingly cared for and meticulously updated FIRST FLOOR MASTER SUITE Bright and sunny open floor plan Soaring two story living room with gas fireplace Recently renovated, over-the-top kitchen Kitchen features Dual Fuel range ~ bake with electric, cook with gas; Corian countertops, moveable island, tile floor, pantry Family room with gas fireplace Real oak hardwood flooring, oak kitchen cabinetry, and oak six-foot wainscoting in family room Spectacular master bath including a soaking tub and tiled, walk-in stall shower Of course, his and her walk-in closet Huge, finished lower level with room for your family ping pong tournaments, media area, and entertaining Sizable, unfinished storage area and workshop Two bedrooms on second level share a hall bath with tub One bedroom is large enough to accommodate an office with interior window overlooking downstairs Formal dining room is available for those special affairs Newly installed Trex deck with walk-out slider from family room overlooks a quiet, wooded common area (We will even throw in the gas grill for your BBQs!) Over-sized crown moldings accent most rooms Please see Renovation Details attachment for a detailed list of property improvements Convenient to all of the wonderful restaurants and stores in downtown Media and West Chester and now Whole Foods in Newtown Square Easily accessible to Routes 252, 3 (West Chester Pike), and 926 Routes 202 and 95 are not far Minutes to Philadelphia Airport The Canter Village HOA includes access to the Runnymede Farms community pool, pool pavilion and tennis courts HOA provides exterior painting every 6 years, landscaping, lawn care; snow and trash removal Rose Tree Media School District! ACT NOW AND CALL FOR AN APPOINTMENT!

Listing Office

Listing Agent: [David L. Alexander](#) (3120154) (Lic# Unknown) (610) 254-0214
Listing Agent Email: dave@dlalexander.com
Broker of Record: Nicholas D'Ambrosia (Lic# 38712 - MD)
Listing Office: [Long & Foster-Devon](#) (LF-DEV) (Lic# Unknown)
92 W Lancaster Ave, Devon, PA 19333
Office Manager: Janet Rubino (Lic# AB046540A - PA)
Office Phone: (610) 225-7400 Office Fax: (610) 225-7401
Designated Represent.:No

Showing

Appointment Phone: (610) 254-0214  - [Schedule a showing](#)

Showing Contact: Agent Lock Box Type: Supra
Contact Name: David L Alexander Lock Box Location: Front door

Showing Requirements: 24 Hour Notice, Appointment Only,
Call First - Listing Agent, Lockbox-
Electronic, Lockbox-Front Door

Directions: From West Chester Pike (Rte 3) take Providence Road (Rte 252) South; turn left on Canter Drive at the entrance to Canter Village (sign says Runnymede Farms); turn left on Horseshoe Lane; house is on left.

Compensation

Buyer Agency Comp: 3% Of Gross Sub Agency Comp: 0% Of Gross
Transaction Broker: 0% Of Gross Dual/Var Comm: No

Listing Details

Original Price: \$489,000 Owner Name: Judith H BANKS
Vacation Rental: No Owner Phone: (610) 359-0442
Listing Agrmnt Type: Exclusive Right To Sell DOM / CDOM: 16 / 16
Prospects Excluded: No Listing Terms: As is Condition
Listing Service Type: Full Service Original MLS Name: BRIGHT
Dual Agency: No Expiration Date: 02/17/20
Sale Type: Standard Lease Considered: No
Listing Term Begins: 02/18/2019 Home Warranty: No

Listing Entry Date: 02/18/2019
Possession: Negotiable

Acceptable Financing: Cash, Conventional
Federal Flood Zone: No
Disclosures: Prop Disclosure



Exterior Front View of Home



Entrance Foyer



Living Room



Living Room



Living Room



Living Room Fireplace



Kitchen Looking Toward Family Room



Kitchen Looking Toward Family Room



Kitchen Looking Toward Family Room



Oak Cabinetry



Kitchen



Kitchen



Movable Kitchen Island



Family Room with Gas Fireplace / Heatilator



Family Room with Gas Fireplace / Heatilator



Dining Room



Dining Room



Dining Room



Dining Room Looking Toward Foyer



Dining Room Looking Toward Foyer



First Floor Powder Room



Master Bedroom



Master Bedroom



Master Bedroom Looking Toward Master Bath



Master Bedroom



Master Bath



Master Bath with Double Sinks



Master Bath Soaking Tub



Master Bath Soaking Tub



Master Bath Walk-In Shower



Steps to Second Floor and Finished Lower Level



Living Room from Upper Landing



Living Room from Upper Landing



Bedroom Two



Bedroom Two



Bedroom Two



Hall Bath



Hall Bath with Tub



Hall Bath



Bedroom Three / Office



Bedroom Three / Office



Bedroom Three / Office



Bedroom Three / Office



Upper Landing



View of Foyer from Interior Window in Bedroom 3



Finished Lower Level



Finished Lower Level



Finished Lower Level



Finished Lower Level



Finished Lower Level



Finished Lower Level



Finished Lower Level



Finished Lower Level Half Bath



Rear Trex Deck



Rear Trex Deck



View from Living Room



Exterior Rear View of Home



Community Tennis Courts



Community Pool



Exterior Front View of Home