

HOUSE #1

KW Real Estate-West Chester

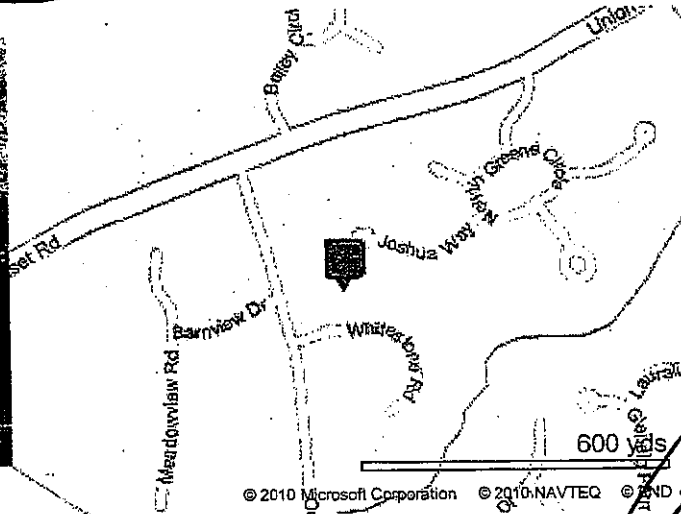
Client Multi-Photo Report courtesy of: Maureen Robinson

1 to 1 of 2 Listings

Office: (610) 399-5100
MobilePhone: (484) 883-6248
E-mail: maureenrobinson@kw.com

Sale price

1 504 Joshua Way, Kennett Square, PA 19348 RESST **\$835,000**



General

MLS #: 5656095
DOM: 16
MLS Area: 10349 Newlin Twp
County: Chester
Tax ID #: 49-05-0075.0300

Subdiv / Nei: Newlin Greene
School Dist: Unionvil-Chadds
- High:
- Middle:
- Elem:

Ownership: Fee Simple
Type: Single/Detac
Design: 2-Story
Style: Colonial

Beds, Baths: 5 3 1/2
Age: 6
Int Sq Ft: 6,762 / A
Unit Flr #: AC: Y
Map Grid: 8177A2

Room Dimensions

LR/GR: 15 x 17 M Main BR: 15 x 17 U Bonus 29 x 23 U
Dining: 15 x 15 M 2nd BR: 15 x 15 U Rm:
Kitchen: 22 x 17 M 3rd BR: 15 x 15 U Mrng 11 x 15 M
Family: 24 x 16 M 4th BR: 16 x 15 U Rm:
Mud 6 x 11 M
Rm:
Study: 15 x 15 M

Other Information

Total 12
Rooms:
Bath Full: 0M 3U 0L
Bath Part: 2M 0U 0L
Model: Newlin 2
Builder: Stephen Cope

Inclusions: Custom Window Seat Cover And Refrigerator

Exclusions: Drapes In Foyer, Din Rm, Kit, Master Br, Chandelier, Lovebird Fountain

Tax Information Association Information Lot Information

RE Taxes / Yr: \$13047 / 2010 Condo / HOA: N / Y Acre / Sq Ft: 0.76 / 33,105 Land Use: R10 Zoning: R2

Assessment: 461100 Recur Fee / Freq: \$500.00 / A Lot Dim: 0 Waterfront: N

Features

Utilities: Gas Heat, Propane Heat, Hot Air Heat, Propane Ht Wtr, Central Air, Public Water, Public Sewer, 200-300 Amp EI
Parking: 3-Car Garage, Att/Built In G, Gar Door Opner, 3+ Car Parking Exterior: Lawn Sprinklr, Undrgrnd Elec, Vinyl Ext,
Stcco/Sim Ext, Stone Ext, Concrete Foun, Cul De Sac Lot, Sloping Lot, Front Yard, Rear Yard, Side Yard(s), Pitched Roof,
Shingle Roof, Patio, No Pool
Bsmt: Full Basement, Finished Bsmt Interior: Walk Up Attic, Two Fire Pl, Stone Fire Pl, LR/GR Fire P, Fam Room Fire P,
Gas/Propane, Finished Wood, W/W Carpeting, Tile Fl, Security Sys, Cathedral Va, 9Ft+ Ceiling, Ceiling Fan(s), Cable TV Wired,
Sprinkler Sys, Wet/Dry Bar, Whirlpool MnB, Full Bath Mn Bed, Sit Area Mn Bed, Walk In Clst MB, Foyer/Vest En, Center/Entr H,
LR/GR Entr, Den/Study/Li, Great Gath Rm, Util/Mud Room, Game/Media Rm, No Modifs/Unk, Uppr Flr Lndry Kit: Kit W/Brkfst R,
Prop Cooking, Kit Island, Kit Pantry, Kit Double Sin, Kit Cook Top, Double Oven, Self Cin Oven, Built In Dish W, Disposal
Assn Inc: Com Area Maint Poss: Negotiable Finance: Conventional FI Show: Call To Show

Remarks

Public: Amazing Estate Home - Priced below market value, located in prestigious Newlin Greene. This gorgeous home sits atop a hill overlooking cul-de-sac. 4BR plus bonus room, 3 full baths & 2 half baths perfect for any family. Front to back entry foyer w/dramatic turned staircase. Back staircase & a walk-up staircase to the attic. Large dining room w/butler's pantry, formal living room great for entertaining w/its own bathroom, also adjoins office. Custom kitchen opens to morning room & spacious family room w/stone floor to ceiling gas fireplace. All overlooking beautiful patio & garden. Master suite w/sitting room, his & hers closets and sinks in bathroom w/oversized shower, whirlpool tub & private water closet. Finished bsmt, media room, game room & separate workout room and dance studio. Professional landscaping w/paved patio & perennial garden, lighting & full sprinkler system. Property has been approved for a pool if so desired. Upper level backyard recently cleared to allow play space for outdoor activities.

Directions: Route 1 to Conservatory, cross over street to left onto Doe Run to right at Wawaset to right onto Newlin Greene

Acre = .76

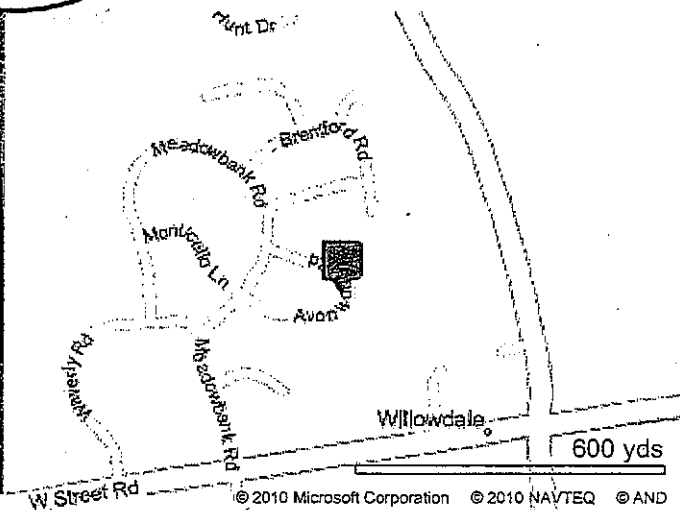
HOUSE #2

KW Real Estate-West Chester

Client Multi-Photo Report courtesy of: Maureen Robinson
2 to 2 of 2 Listings

Office: (610) 399-5100
MobilePhone: (484) 883-6248
E-mail: maureenrobinson@kw.com

218 Avonwood Rd, Kennett Square, PA 19348 RESST: \$300,000



General

MLS #: 5594498
DOM: 91

MLS Area: 10361 E Marlborough Twp
County: Chester
Tax ID #: 61-05F-0103

Subdiv / Willowdale
Nei: Crossin
School Dist: Unionvil-Chadds
- High: -
- Middle: -
- Elem:

Ownership: Fee Simple
Type: Row/Townhouse
Design: 2-Story
Style: Traditional

Beds, Baths: 3 2/1
Age: 14
Int Sq Ft: 1,919 / A
Unit Flr #: AC: Y
Map Grid: 8176D5

Room Dimensions

LR/GR: 15 x 14 M Main BR: 15 x 15 UBkfst 11 x 9 M
Dining: 12 x 10 M 2nd BR: 13 x 9 URm:
Kitchen: 11 x 10 M 3rd BR: 11 x 10 U
Family: 18 x 11 L 4th BR:

Other Information

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

Inclusions:

Exclusions: Window Treatments And Hardware, Refrigerator, Washer & Dryer

Tax Information Association Information Lot Information

RE Taxes / Yr: \$4582 / 2009 Condo / HOA: N / Y Acr / SqFt: 0.08 / 3,472 Land Use: R10 Zoning: RB

Assessment: 158130 Recur Fee / Freq: \$218.00 / M Lot Dim: 0x0 Waterfront: N

Features

Utilities: GasHeat, HotAirHeat, GasHotWater, CentralAir, PublicWater, PublicSewer
Parking: 1-CarGarage, Att/BuiltInG, InsideAccess, 3+CarParking, DrivewayPrk Exterior: Sidewalks, StreetLights,
UndgrndElec, VinylExt, LevelLot, RearYard, PitchedRoof, Deck, NoPool
Bsmt: FullBasement, FinishedBsmt Interior: OneFirePl, MarbleFirePl, LR/GRFireP, FinishedWood, W/WCarpeting, TileFl,
CathedralVa, CeilingFan(s), CableTVWired, FullBathMnBed, WalkInCistMB, Foyer/VestEn, NoModifs/Unk, MainFlrLndry Kit:
KitW/BrkfstR, ElecCooking, KitPantry, KitBuiltInRa, BuiltInDishW, Disposal
Assn Inc: ComAreaMaint, ExtBldgMaint, LawnMaint, SnowRemoval, TrashRemoval, InsuranceFee, ManagemtFee Poss:
Negotiable Finance: ConventnalFI, FHA Cond: Average+ Show: CallToShow, ElectLockBox

Remarks

Public: Nicely updated unit in Willowdale Crossing. Nicely maintained w/over \$10K in upgrades. New carpet on steps and in 2 bedrooms, freshly painted throughout most of the house. Oversized 18'6"x15'11" deck with retractable awning and steps to the garden allow for outdoor pleasure, open floorplan inside make this a great house. Kitchen with stainless appliances, breakfast room both with tile flooring, newer carpet in LR and DR (currently used as an office), ceiling fan & marble surround fp in LR make this a great house for entertaining as well as everyday living. Upstairs the large MBR w/ cathedral ceiling, MBA and walkin closet as well as another BR with walkin closet and third BR and hall BA recently updated. Lower level w/ finished basement for extra living space, another large bedroom, den or office and 2 storage areas. All this within minutes to shopping or a commute via Rt 926 or Rt 1. One year home warranty included for the buyer. Capital Contribution of \$1000 to HOA from buyer

Directions: From Rts 925&82, west on Rt 926 to right into Willowdale Crossing on Meadowbank to right on Avonwood to 218 on right

Contract & Settlement Information

Financing: Conventional

PDt: 12/14/2011 LDt: 09/15/2011
SDt: 02/12/2012