

**KW Real Estate-Exton**

Client Multi-Photo Report courtesy of: **Christopher Lagarde**  
1 to 1 of 4 Listings

Office: (610) 363-4300  
Home Phone: (484) 995-9318  
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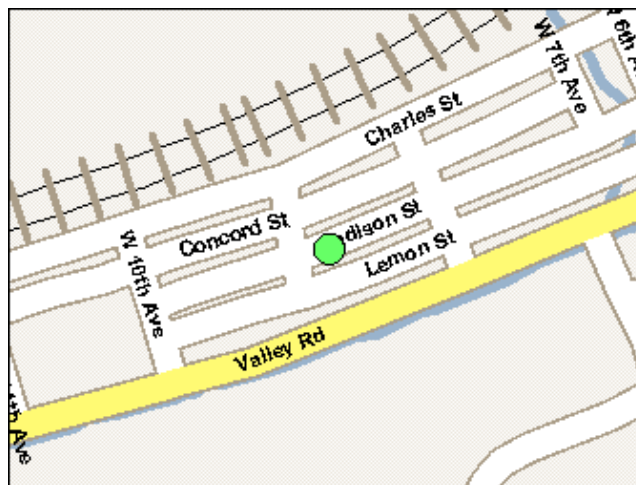
**832 Madison St, Coatesville, PA 19320**

**RES ACT**

**\$199,900**



Exterior Front



**General**

<b>MLS #:</b> 5559008	<b>Subdiv / Nei:</b> None Available	<b>Ownership:</b> FeeSimple	<b>Beds, Baths:</b> 3 2/0
<b>DOM:</b> 131	<b>School Dist:</b> Coatesville	<b>Type:</b> Single/Detac	<b>Age:</b> 61
<b>MLS Area:</b> 10316 Coatesville City	- <b>High:</b> Coatesvll	<b>Design:</b> 1.5-Story	<b>Int Sq Ft:</b> 1,878/ A
<b>County:</b> Chester	- <b>Middle:</b> Scott	<b>Style:</b> Cape	<b>Unit Flr #:</b> AC: N
<b>Tax ID #:</b> 16-08 -0013	- <b>Elem:</b> Rainbow		<b>Map Grid:</b> 8003B5

**Room Dimensions**

<b>LR/GR:</b> 0 x 0 M	<b>Main BR:</b> 0 x 0 M
<b>Dining:</b> 0 x 0 M	<b>2nd BR:</b> 0 x 0 U
<b>Kitchen:</b> 0 x 0 M	<b>3rd BR:</b> 0 x 0 U
<b>Family:</b>	<b>4th BR:</b>

**Inclusions:** Refrigerator, Washer & Dryer

**Exclusions:** None

**Other Information**

<b>Total Rooms:</b> 7
<b>Bath Full:</b> 1M 1U 0L
<b>Bath Part:</b> 0M 0U 0L
<b>Model:</b>
<b>Builder:</b>

**Tax Information**

<b>RE Taxes / Yr:</b> \$4373 / 2009
<b>Assessment:</b> 108330

**Association Information**

<b>Condo / HOA:</b> N / N
<b>Recur Fee / Freq:</b>

**Lot Information**

<b>Acr / SqFt:</b> 0.23 / 10,125	<b>Land Use:</b> R10	<b>Zoning:</b> RN1
<b>Lot Dim:</b> 0x0	<b>Waterfront:</b> N	

**Features**

**Utilities:** OilHeat, ElectricHeat, HotWaterHeat, HotAirHeat, Sum/WinterHt, NoA/C, PublicWater, PublicSewer, 100-150AmpEI, CircBreakers

**Parking:** 2-CarGarage, DetachedGar, 2-CarParking, DrivewayPrk **Exterior:** Sidewalks, StreetLights, Fencing, BrickExt, Block/BrickF, LevelLot, OpenLot, FrontYard, RearYard, SideYard(s), ShingleRoof, Porch, NoPool

**Bsmt:** FullBasement, UnfinishBsmt, OutSide/WlkO **Interior:** OneFirePl, BrickFirePl, FinishedWood, W/WCarpeting, Vinyl/LinFl, TileFl, LR/GREntr, NoModifs/Unk, BsmtLaundry **Kit:** EatInKitchen, ElecCooking, KitCookTop, WallOven, DoubleOven, BuiltInDishW

**Poss:** 30-90Days **Finance:** ConventnalFi, FHA, VA **Cond:** Average+ **Show:** CallToShow, TenantOccupS, ElectLockBox

**Remarks**

**Public:** Solid brick 1.5 story cape cod with a detached oversized garage on big level lot. Open side porch and back porch, Livingroom w/fireplace, diningroom, kitchen, masterbedroom, and bath. 2nd flr 2 bedrooms & bath Kitchen has been upgraded with newer cabinets,(includes refrigerator, microwave oven, countertop range and wall oven. Full basement with walk out to back yare.Oil hot water heat with s/w hoop for domestic hot water. Laundry area with washer & dryer in basement. Hardwood floors, some rooms have wallto wall carpeting Convenient to shopping, schools and major roads. FHA or VA financing OK, Owner will give credit for settlement costs with an acceptable transaction. One year Home Warranty included.

**Directions:** From center of Coatesville- west on Bus Rt#30(aka Lincoln Hwy) to left on Hope Ave to right on Madison St

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Photos for 832 Madison St, Coatesville, PA

MLS # 5559008



Exterior Front



Exterior Side



Exterior



Exterior Back



View



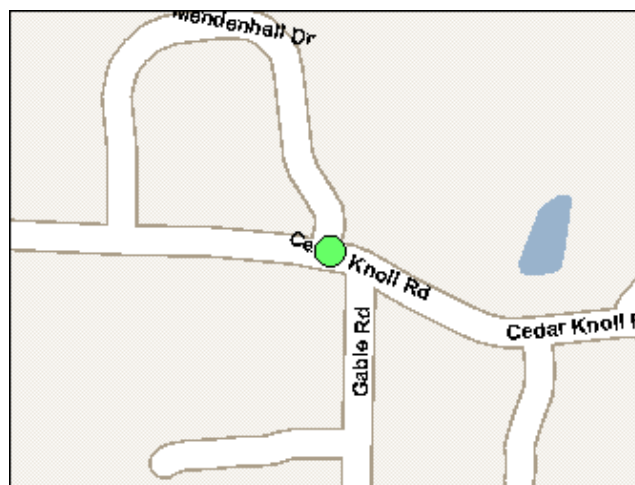
View

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**163 Cedar Knoll Rd, Coatesville, PA 19320****RES ACT****\$199,990****General**

<b>MLS #:</b> 5573833	<b>Subdiv / Nei:</b> Valley View	<b>Ownership:</b> FeeSimple	<b>Beds, Baths:</b> 4 2/0
<b>DOM:</b> 105	<b>School Dist:</b> Coatesville	<b>Type:</b> Single/Detac	<b>Age:</b> 209
<b>MLS Area:</b> 10329 W Brandywine Twp	<b>- High:</b> Coatesvll	<b>Design:</b> 2-Story	<b>Int Sq Ft:</b> 2,900/ A
<b>County:</b> Chester	<b>- Middle:</b>	<b>Style:</b> Farmhouse	<b>Unit Flr #:</b> AC: N
<b>Tax ID #:</b> 29-07 -0016	<b>- Elem:</b> Reeceville		<b>Map Grid:</b> 7918E5

**Room Dimensions**

<b>LR/GR:</b> 13 x 16 M	<b>Main BR:</b> 17 x 14 U
<b>Dining:</b> 16 x 16 M	<b>2nd BR:</b> 10 x 16 U
<b>Kitchen:</b> 12 x 15 M	<b>3rd BR:</b> 10 x 12 U
<b>Family:</b>	<b>4th BR:</b> 9 x 11 U

**Inclusions:**  
**Exclusions:**

**Other Information**

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

**Tax Information**

**RE Taxes / Yr:** \$6850 / 2009  
**Assessment:** 210470

**Association Information**

**Condo / HOA:** N / Y  
**Recur Fee / Freq:** \$100.00/M

**Lot Information**

**Acr / SqFt:** 4.03 / 175,547  
**Lot Dim:** 500 x 364

**Land Use:** F20 **Zoning:** R2  
**Waterfront:** N

**Features**

**Utilities:** OilHeat, HotWaterHeat, ElectricHtWt, NoA/C, OnSitWell/Sp, OnSiteSeptic  
**Parking:** 2-CarGarage, DetachedGar, 3+CarParking **Exterior:** Stcco/SimExt, StoneExt, StoneFound, CornerLot, PitchedRoof, Barn/FarmBld, Porch, NoPool  
**Bsmt:** PartialBsmnt, UnfinishBsmnt **Interior:** WalkUpAttic, OneFirePI, StoneFirePI, W/WCarpeting, NoModifs/Unk, MainFlrLndry **Kit:** EatInKitchen, ElecCooking, WallOven, BuiltInDishW  
**Assn Inc:** LawnMaint **Poss:** Immediate **Cond:** FixUp/TLC **Show:** CallToShow, LAMustAccomS

**Remarks**

**Public:** AS IS FIXER UPPER - NEEDS TLC - DIAMOND IN THE RUFF. This house has lots of character and can be made into a beautiful home if the right person is willing to put the work in. It is a 100 year old farmhouse with a stone barn, 2 car garage, 4+ acres, 4 bedrooms, 2 full baths, plus Florida room and a multi-level deck. Listing agent must attend all showings...  
**Directions:** Rt. 30 Bypass to Rt. 82 North. Left on Cedar Knoll Rd

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Photos for 163 Cedar Knoll Rd, Coatesville, PA

MLS # 5573833



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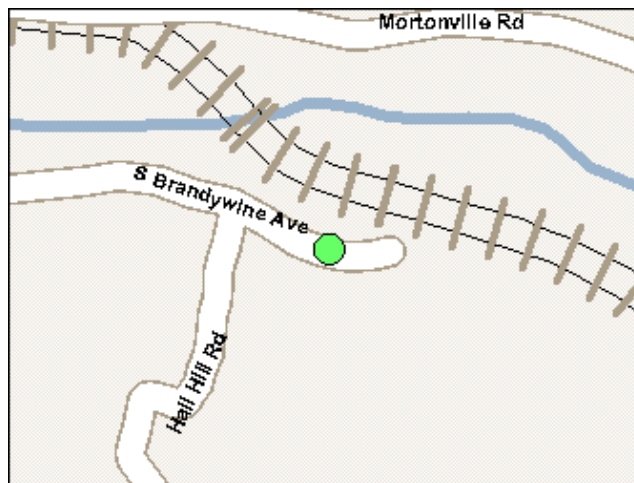
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**101 S Brandywine Ave, Coatesville, PA 19320**

**RES ACT**

**\$195,000**



**General**

<b>MLS #:</b> 5546108	<b>Subdiv / Nei:</b> None Available	<b>Ownership:</b> FeeSimple	<b>Beds, Baths:</b> 3 2/0
<b>DOM:</b> 154	<b>School Dist:</b> Coatesville	<b>Type:</b> Single/Detac	<b>Age:</b> 59
<b>MLS Area:</b> 10347 E Fallowfield Twp	<b>- High:</b> Coatesvll	<b>Design:</b> 1.5-Story	<b>Int Sq Ft:</b> 1,379/ A
<b>County:</b> Chester	<b>- Middle:</b> Scott	<b>Style:</b> Traditional	<b>Unit Flr #:</b> AC: Y
<b>Tax ID #:</b> 47-05 -0072.0100	<b>- Elem:</b> E Fallwfld ,E Fallwfld		<b>Map Grid:</b> 8089B1

**Room Dimensions**

<b>LR/GR:</b> 20 x 9 M	<b>Main BR:</b> 18 x 14 U
<b>Dining:</b> 10 x 12 M	<b>2nd BR:</b> 14 x 9 M
<b>Kitchen:</b> 10 x 12 M	<b>3rd BR:</b> 16 x 14 M
<b>Family:</b>	<b>4th BR:</b>
<b>Inclusions:</b> Shed, Refrigerator, Washer, Dryer, Window Treatments	
<b>Exclusions:</b>	

**Other Information**

<b>Total Rooms:</b> 5
<b>Bath Full:</b> 1M 1U 0L
<b>Bath Part:</b> 0M 0U 0L
<b>Model:</b>
<b>Builder:</b>

**Tax Information**

<b>RE Taxes / Yr:</b> \$2604 / 2009
<b>Assessment:</b> 85470

**Association Information**

<b>Condo / HOA:</b> N / N
<b>Recur Fee / Freq:</b>

**Lot Information**

<b>Acr / SqFt:</b> 3.90 / 169,884	<b>Land Use:</b> R10	<b>Zoning:</b> RA
<b>Lot Dim:</b> 1x1	<b>Waterfront:</b> N	

**Features**

**Utilities:** PropaneHeat, HotAirHeat, ElectricHtWt, CentralAir, OnSitWell/Sp, PublicSewer, 100-150AmpEI  
**Parking:** NoGarage, 3+CarParking **Exterior:** Stcco/SimExt, WoodExt, WoodedLot, ShingleRoof, Shed(s), Deck, Patio, NoPool  
**Bsmnt:** PartialBsmnt, UnfinishBsmnt **Interior:** NoFireplace, FinishedWood, CeilngFan(s), LR/GREntr, NoModifs/Unk, BsmntLaundry **Kit:** KitW/NookBar, ElecCooking, KitPantry, BuiltInDishW  
**Poss:** Negotiable **Show:** CallToShow, ElectLockBox

**Remarks**

**Public:** Bright, open and cheerful floorplan, situated on 3.9 acres at the end of S Brandywine Ave, which is "not a through street", so there is a feeling of true privacy as you enjoy the rustic and beautiful views from the very nice wrap around deck. The Main Bedroom has a vaulted ceiling, there is a newer central air compressor, newer gas furnace, a newer hot water heater, and public sewer. New kitchen tile floor, and lots of new bamboo hardwood flooring. This is a charming and inviting home that feels like a spacious cottage retreat.  
**Directions:** Strasburg Rd to Hephzibah to right on S Brandywine to end or Rt 30 to south on 82/1st ave, left on Modena, right on Union, left on S Brandywine to end

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Photos for 101 S Brandywine Ave, Coatesville, PA

MLS # 5546108



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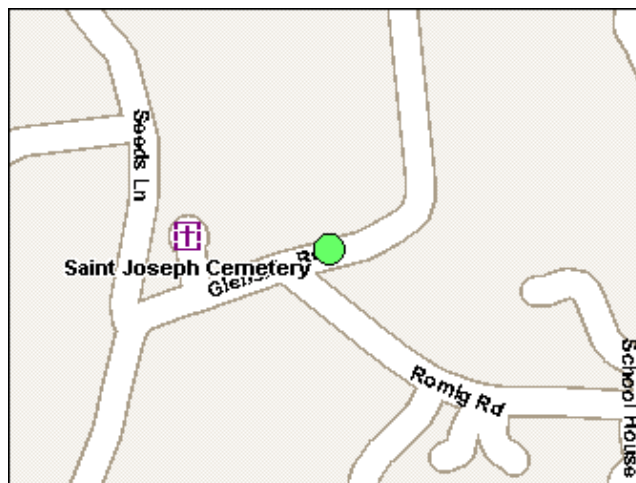
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**1093 Glenside Rd, Downingtown, PA 19335**

**RES ACT \$200,000**



**General**

<b>MLS #:</b> 5412514	<b>Subdiv / Nei:</b> None Available	<b>Ownership:</b> FeeSimple	<b>Beds, Baths:</b> 3 1/0
<b>DOM:</b> 435	<b>School Dist:</b> Downingtown	<b>Type:</b> Single/Detac	<b>Age:</b> 108
<b>MLS Area:</b> 10350 W Bradford Twp	<b>- High:</b>	<b>Design:</b> 2-Story	<b>Int Sq Ft:</b> 1,344/ A
<b>County:</b> Chester	<b>- Middle:</b>	<b>Style:</b> Colonial	<b>Unit Flr #:</b> AC: N
<b>Tax ID #:</b> 50-02 -0045	<b>- Elem:</b>		<b>Map Grid:</b> 8006A4

**Room Dimensions**

<b>LR/GR:</b> 0 x 0 M	<b>Main BR:</b> 0 x 0 U
<b>Dining:</b>	<b>2nd BR:</b> 0 x 0 U
<b>Kitchen:</b> 0 x 0 M	<b>3rd BR:</b> 0 x 0 U
<b>Family:</b> 0 x 0 M	<b>4th BR:</b>

**Inclusions:**  
**Exclusions:**

**Other Information**

<b>Total Rooms:</b>	
<b>Bath Full:</b>	0M 0U 0L
<b>Bath Part:</b>	0M 0U 0L
<b>Model:</b>	
<b>Builder:</b>	

**Tax Information**

<b>RE Taxes / Yr:</b> \$2827 / 2008
<b>Assessment:</b> 101500

**Association Information**

<b>Condo / HOA:</b> N / N
<b>Recur Fee / Freq:</b>

**Lot Information**

<b>Acr / SqFt:</b> 4.40 / 191,664
<b>Lot Dim:</b> 0 x 0 irreg

<b>Land Use:</b> R10	<b>Zoning:</b> R1
<b>Waterfront:</b> N	

**Features**

**Utilities:** OilHeat, HotAirHeat, ElectricHtWt, NoA/C, OnSitWell/Sp, OnSiteSeptic  
**Parking:** NoGarage, DrivewayPrk **Exterior:** VinylExt, NoPool  
**Bsmt:** FullBasement, UnfinishBsmt **Interior:** NoFireplace, NoModifs/Unk, MainFlrLndry **Kit:** KitW/BrkfstR, ElecCooking,

**Remarks**

**Public:** Complete Rehab on 4 acres.  
**Directions:**

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