

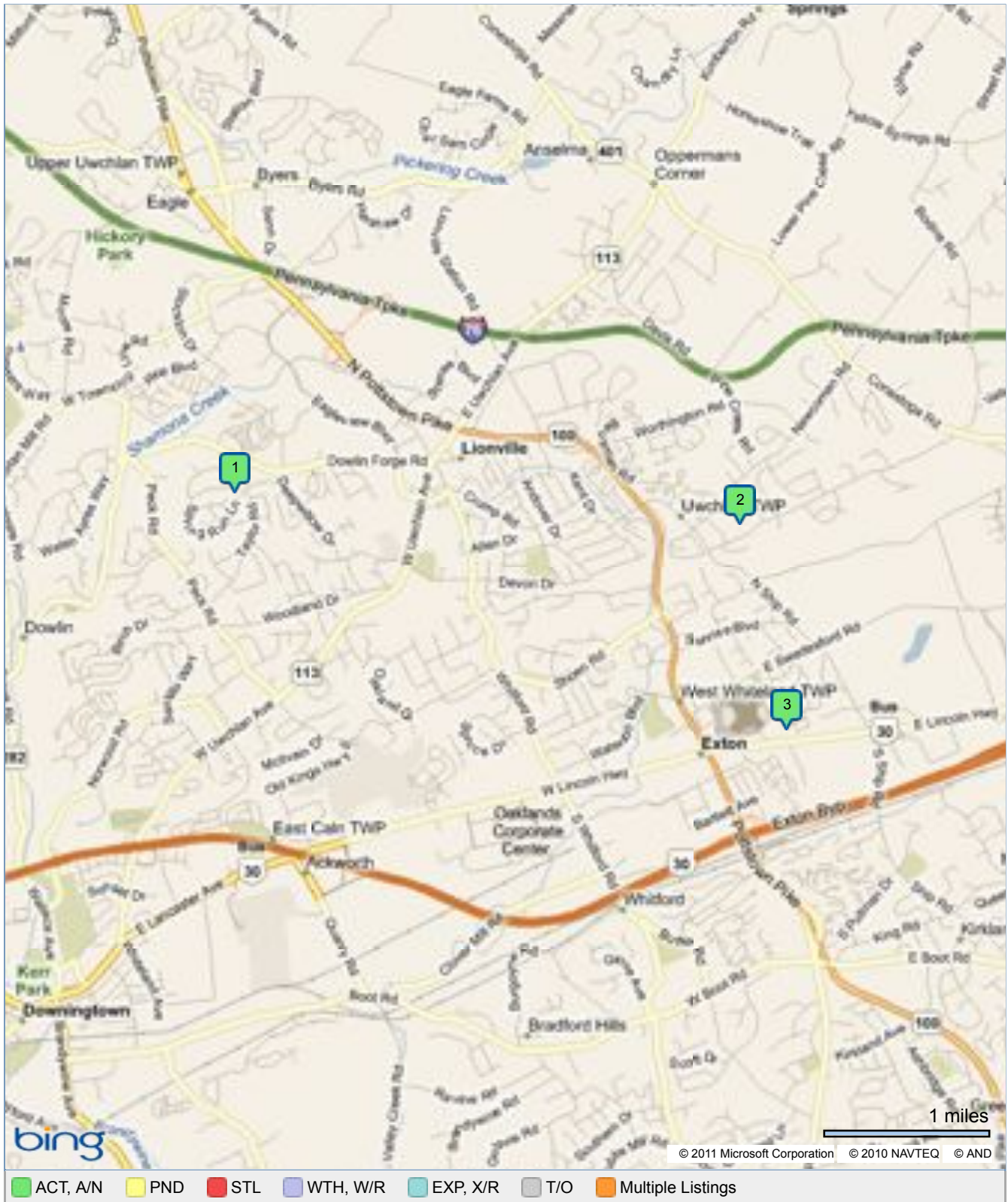
KW Real Estate-Exton

Client Full Report courtesy of: **Christopher LaGarde**

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 1 to 1 of 3 Listings

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1 **199 Spring Run Ln, Downingtown, PA 19335** **RES ACT** **\$299,900**



Exterior Front



General

MLS #: 5836443	Subdiv / Nei: Taylors Mill	Ownership: FeeSimple	Beds, Baths: 4 2/1
DOM: 83	School Dist: Downingtown	Type: Single/Detac	Age: 32
MLS Area: 10333 Uwchlan Twp	- High: Downgtwn E	Design: 2-Story	Int Sq Ft: 1,956/ A
County: Chester	- Middle: Lionville	Style: Colonial	Unit Flr #: AC: Y
Tax ID #: 33-04E-0032	- Elem: Uwchlan HI		Map Grid: 7921D2

Room Dimensions

LR/GR: 11 x 18 M **Main BR:** 11 x 16 U **Deck:** 16 x 25 M
Dining: 11 x 12 M **2nd BR:** 10 x 15 U
Kitchen: 12 x 20 M **3rd BR:** 10 x 11 U
Family: 11 x 17 M **4th BR:** 10 x 10 U

Inclusions:

Exclusions:

Other Information

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

Tax Information

RE Taxes / Yr: \$5106 / 2011
Assessment: 168520

Association Information

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

Lot Information

Acr / SqFt: 0.71 / 30,928
Lot Dim: .71

Land Use: R10 **Zoning:** R1
Waterfront: N

Features

Utilities: OilHeat, HotAirHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 200-300AmpEI
Parking: 2-CarGarage, Att/BuiltInG, InsideAccess, GarDoorOpner, 3+CarParking **Exterior:** SatelliteDsh, UndrgrndElec, ExteriorLght, VinylExt, BrickExt, Block/BrickF, CornerLot, LevelLot, OpenLot, FrontYard, RearYard, SideYard(s), PitchedRoof, Shed(s), Deck, NoPool
Bsmt: FullBasement, UnfinishBsmt **Interior:** AccessPanel, OneFirePI, BrickFirePI, FamRoomFireP, FinishedWood, W/WCarpeting, Vinyl/LinFI, TileFI, CeilingFan(s), Attic/HseFan, CableTVWired, StallShower, FulBathMnBed, Center/EntrH, NoModifs/Unk, BsmtLaundry **Kit:** KitW/NookBar, ElecCooking, KitPantry, KitCookTop, SelfClnOven, BuiltInDishW
Poss: Negotiable **Finance:** ConventnalFi **Show:** CallToShow

Remarks

Public: Rare Find! Almost 3/4 acre lot adjacent to Horse Farm with 4-2.5, 2 car garage, huge deck (16'x25') and private rear grounds with useful oversized storage shed. Many updates to enjoy including: New Red Oak Hardwood floors (2006) in living room & dining room; Newer remodeled kitchen maple cabinetry and Corian counters; Newer hybrid high-efficiency HVAC

(2002), newer carpeting (2006); newer garage doors; newer Anderson door sliders (16x25) from family room to large deck (16x25); New Washer, Dryer & Refrigerator included; raised brick hearth masonry fireplace in family room; recently powerwashed house & deck, plus air ducts professionally cleaned and no pets for those bothered by allergens. Located within award-winning Uwchlan Hill Elementary and a short distance to the Struble Trail and Marsh Creek State Park with lots of shopping close by and PA Turnpike minutes away. An awesome value awaits the right Buyer!

Directions: Rt 100 N., left Rt 113, right Eagleview Blvd, left Dowlin Forge, left Taylors Mill, right Spring Run.

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MLS # 5836443



Exterior Front



Exterior Front



Exterior Back



View in Back



View in Back



Deck



Kitchen



Kitchen



Kitchen



Family Room



Family Room



Fireplace



Living Room



Living Room



Dining Room



View



View



View in Back



Exterior Back



View in Back



View

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Public: VERY MOTIVATED! Stone house built in 1930 and remodeled in 1974 with pool and magnificent stone barn having 2 large stalls. 6 acres of quiet solitude yet 2 minutes to Route 100 and Route 401. On site septic and public water. Public sewer is in the street. Township zoning of R-1 allows 30,000 sq ft lots contingent upon public sewer and water. Engineered Yield Plan reflects possibility of 5 lot subdivision. More information available upon request.

Directions: Rt 401 to left on Newcomen, 1.1 mile to site on left.

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Photos for 414 Newcomen Rd, Exton, PA

MLS # 5872720





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be submitted once the buyer's have obtained a Wells Fargo Home Mortgage Pre-qualification letter. No offers will be considered by seller without the WFHM pre-qualification on file with PAS.**

Directions: Rt 100 to Swedesford Rd to right into winding Way, Unit at bottom of street.

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Photos for 410 Winding Way, Exton, PA MLS # 5872995



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