

Marasco RE and DevelopmentMember Full Report courtesy of: **Thomas Linkins - Great Realtor!!**
1 to 1 of 0 ListingsOffice: (610) 383-6260
Mobile Phone: (484) 571-7991
E-mail: TomLinkins@comcast.net**610 Lancaster Ct, Downingtown, PA****RES ACT ONLY \$185,900!!**

Exterior Front

MLS #: 5194593
MLS Area: 10339
 Caln Twp
County: Chester
Zip Code: 19335 -4219
Tax ID #: 39-02N-0046
Subdiv / Nei: Beaver Run Knoll
School Dist: Coatesville
 - High: Coatesvll
 - Middle:
 - Elem:

Beds, Baths: 3 2/1
Ownership: FeeSimple
Type: Townhouse
Design: 2-Story
Style: Colonial
Age: 19
Int Sq Ft: 1,408/ A
Unit Floor #:
Central Air: Y
Internet: Y / Y

Directions

Rt 30 Bypass exit 322. Heading towards Downingtown, turn right at first light onto Lloyd Ave, next right onto Carlson Blvd. 3rd right Lancaster Ct

Cross Street: Carlson Blvd**Map Grid:** 8005C1**Room Dimensions**

LR/GR: 20 x 12 M **Main BR:** 14 x 12 U
Dining: 13 x 11 M **2nd BR:** 13 x 10 U
Kitchen: 14 x 9 M **3rd BR:** 12 x 9 U
Family: **4th BR:**

Inclusions: Tennis Courts, Swimming Pool, Basketball Court!**Exclusions:****Tax Information**

RE Taxes / Yr: \$2616 / 2007
Assessment: 80950 **Blk** **Lot** 0046

Association Info

Condo / HOA: N / Y
Assc Fee / Freq: \$70.00/M

Lot Information

Acr / SqFt: 0.05 / 2,000
Lot Dim: 0x0

Other Information

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

Features

Utilities: ElectricHeat, HotAirHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 100-150AmpEI
Parking: NoGarage, 2-CarParking, Asgn/DeedPrk **Exterior:** Sidewalks, StreetLights, TennisCrt(s), VinylExt, ConcreteFoun, CulDeSacLot, ShingleRoof, Shed(s), Patio, Porch, NoPool
Bsmt: NoBasement **Interior:** AccessPanel, NoFireplace, FinishedWood, W/WCarpeting, Vinyl/LinFl, FulBathMnBed, WalkInClstMB, Foyer/VestEn, LR/GREntr, MainFlrLndry, NoModifs/Unk **Kit:** EatInKitchen, ElecCooking, KitPantry, SelfClnOven, BuiltInDishW
Assn Inc: ComAreaMaint, LawnMaint, SnowRemoval **Finance:** ConventnalFi **Cond:** Average+

Remarks

Public: Welcome home to Beaver Run Knoll! This is a wonderful opportunity to own an updated beautiful town home in a highly desired community featuring Tennis Courts, Swimming Pool, Basketball Court and has easy access to rt 30 bypass: central to both shopping and the country. This 3 bedroom, 2 1/2 baths home has a recently replaced roof, new dining room pergo style floors, newer water heater and is priced to sell. All the niceties are here, a brick front porch, a private rear patio overlooking open space and your own shed for extra storage. The eat in kitchen has a newer dish washer, main floor laundry and a pantry for storage. The upstairs has a spacious main bedroom with full bath and a 5 foot deep walk in closet! The full hall bath even has its own skylight. The other two bedrooms are also large and roomy. Come see your new home!

Agent: Sellers Disclosure: Printable at www.CalnHomes.com**Brokerage Information**

Marasco Real Estate And Development (610) 383-6260

ListAgent: Thomas Linkins**Appointment Phone:** (484) 571-7991**Show:** Sellers Disclosure: printable at www.CalnHomes.com**Owner:** Charyl Lubeach