

1515 Fox Run Dr, Coatesville, PA

RES ACT \$349,900



**MLS #** 4726026 m  
**MLS Area** 10350  
W Bradford Twp  
**County** Chester County  
**Zip Code** 19320-4725  
**Tax ID #** [50-01-0017.01D0](#)  
**Subdiv/Nei** None Available  
**School Dist** Downingtown  
- **High** Downingtown E  
- **Middle** Downingtown  
- **Elem** W Bradford

**Bed Bath** 3 2/1  
**Ownership** FeeSimple  
**Type** Single/Detac  
**Design** 2-Story  
**Style** Colonial  
**Bsmt** Y  
**Approx Age** 28  
**Int Sq Ft** 2,082/ A  
**Unit Floor#** C/A Y  
**Internet** Y / Y

*Directions*

**Cross Street** Westchester Rd **Map Grid** 8004E5

*Room Dimensions*

**LR/GR** 18 X 13 M **Main BR** 18 X 13 U **Laundry** 9 X 5 M **Farm** N  
**Dining** 12 X 13 M **2nd BR** 13 X 10 U **En Patio** 14 X 14 M  
**Kitchen** 27 X 13 M **3rd BR** 10 X 9 U **Basement** 25 X 30 B  
**Family** 16 X 15 M **4th BR**  
**Inclusions** Refrigerator/Window Treatments/Fire Place Surround  
**Exclusions**

*Other Info.*

**Total Rms**  
**Bath Full** M U L  
**Bath Part** M U L  
**Model**  
**Builder**

*Tax Information*

**RE Taxes/Yr** \$3,833 / 2006  
**Assessment** 146870

*Association Info*

**Condo/HOA** N / N  
**Asso Fee/Freq**

*Lot Information*

**Acr/SqFt** 1.01 / 1,978  
**Lot Dim** 0x0  
**Land Use** R10 **Zoning** R1  
**Water Front** N

*Features*

**Utilities:** OilHeat, ElectricHeat, HotWaterHeat, Radiators, BaseboardHea, ZonedHeat, ElectricHtWt, CentralAir, OnSitWell/Sp, OnSiteSeptic, 200-300AmpEI  
**Parking:** 1-CarGarage, Att/BuiltInG, InsideAccess, GarDoorOpner, 3+CarParking, StreetParkng, DrivewayPrk, Private **Exterior:** Alu/SteelExt, ConcreteFoun, LevelLot, SlopingLot, OpenLot, FrontYard, RearYard, SideYard(s), PitchedRoof, ShingleRoof, Patio, Porch, NoPool  
**Bsmt:** FullBasement, FinishedBsmt, OutSide/WlkO **Interior:** PullDnStairs, OneFirePI, BrickFirePI, FamRoomFireP, FinishedWood, W/WCarpeting, TileFl, CeilingFan(s), CableTVWired, ExposedBeams, StallShower, FulBathMnBed, WalkInClstMB, Center/EntrH, Sun/FlaRoom, NoModifs/Unk, MainFlrLndry **Kit:** FullKit-NoEI, ElecCooking, KitsIsland, KitPantry, KitDoubleSin, KitCookTop, DoubleOven, SelfClnOven, BuiltInDishW  
**Assn Inc:** **Finance:** ConventnalFi **Cond:** Average+

*Remarks*

**Public:** Did you ever want to live in a place that was serene and beautiful, overlooking a gorgeous skyline in a private setting? Did you want it in Downingtown Schools and just minutes from the train and shopping? Your search is over, welcome home. This fantastic 3 bedroom home has a kitchen dreams are made of. It has been completely remodeled to create an inviting atmosphere for guests and the utility that comes with a great design. With recessed and under cabinet lighting, tile back splash, a glass cook top stove, double oven, double sink, hardwood floors and pantry with pullouts, crown molding, chair rail and enormous island. The family room features quarry ceramic tile floors, exposed beams and wall to wall solid brick fireplace. This home has an enclosed 3 season 14x14 patio, with screen and glass windows. The main bedroom features a recently painted full main bath with retiled shower stall. The home also has a finished basement with walkout! New boiler 02/05-Central A/C-New Septic 1995-New Roof 1994- **Agent:** Go to [www.WestBradfordHomes.com](http://www.WestBradfordHomes.com) for Sellers Disclosure! Please, Pre-Approval and BFI with offers.

*Brokerage Information*

Marasco Real Estate And Development  
**ListAgent** Thomas J Linkins  
**CoListAg**  
**Show:** Showings Begin Sunday 05/07/2006! Call 484-571-7991 to show  
**Show:** CallToShow, ElectLockBox **Poss:** Negotiable  
**Owner** Michael V & Margaret L Fry  
**Disclosure**

<b>MARASCO</b>	(610) 383-6260	<b>SBr</b>	<b>OPr</b>	\$349,900
60000145	(484) 571-7991	<b>BBr</b> 2.5	<b>LDt</b>	5/4/2006
<b>Appt Phone</b>	(484) 571-7991	<b>TBr</b>	<b>XDt</b>	10/31/2006
		<b>Agmt</b> ER	<b>Sign</b> Y	<b>DVB</b> N
		<b>BkInt</b> N	<b>LBon</b>	<b>OMD</b>
		<b>Photo</b> S	<b>PrExc</b> N	<b>LMD</b> 05/04/2006
			<b>DOM</b>	1