

63 Kimberwick Cir, Glenmoore, PA

RES ACT

Only \$295,000!



**MLS #** 4957226 m  
**MLS Area** 10329  
W Brandywine Twp  
**County** Chester County  
**Zip Code** 19343-1118  
**Tax ID #** [29-04-0165.2100](#)  
**Subdiv/Nei** Kimberwick  
**School Dist** Coatesville  
- **High** Coatesvll  
- **Middle** Coatesvill  
- **Elem**

**Bed Bath** 4 2/1  
**Ownership** FeeSimple  
**Type** Single/Detac  
**Design** 2-Story  
**Style** Colonial  
  
**Bsmt** Y  
**Approx Age** 20  
**Int Sq Ft** 1,936/ A  
**Unit Floor#** C/A Y  
**Internet** Y / Y

*Directions*

From Downingtown - 322 West to a Right onto Springton to a left onto Kimberwick, your new home is on the left!

**Cross Street** Springton **Map Grid** 7919C1



*Room Dimensions*

**LR/GR** 11 X 19 M **Main BR** 15 X 12 U **Laundry** 7 X 5 M **Farm** N  
**Dining** 12 X 12 M **2nd BR** 12 X 10 U **Deck** 20 X 30 M  
**Kitchen** 10 X 17 M **3rd BR** 12 X 8 U  
**Family** 17 X 11 M **4th BR** 12 X 9 U  
**Inclusions** Washer / Dryer / Refridgerator / New Stove  
**Exclusions**

*Other Info.*

**Total Rms** 8  
**Bath Full** M 2 U L  
**Bath Part** 1 M U L  
**Model**  
**Builder**

*Tax Information*

**RE Taxes/Yr** \$4,640 / 2007  
**Assessment** 152800

*Association Info*

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

*Lot Information*

**Acr/SqFt** 0.57 / 24,829  
**Lot Dim** 0x0  
**Land Use** R10 **Zoning** R3  
**Water Front** N

*Features*

**Utilities:** OilHeat, HotAirHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 200-300AmpEI  
**Parking:** 2-CarGarage, Att/BuiltInG, InsideAccess, GarDoorOpner, 3+CarParking **Exterior:** VinylExt, ConcreteFoun, CulDeSacLot, LevelLot, OpenLot, FrontYard, RearYard, SideYard(s), ShingleRoof, Deck, Porch, NoPool  
**Bsmt:** FullBasement, UnfinishBsmt **Interior:** AccessPanel, OneFirePI, BrickFirePI, FamRoomFireP, W/WCarpeting, Vinyl/LinFI, Cathedral/Va, CableTVWired, WhirlPool/Ho, FulBathMnBed, WalkInCistMB, Foyer/VestEn, Great/GathRm, NoModifs/Unk, MainFlrLndry **Kit:** EatInKitchen, ElecCooking, KitPantry, BuiltInDishW, BuiltInRefig, Disposal  
**Assn Inc:** **Finance:** ConventnalFi **Cond:** Average+

*Remarks*

**Public:** The highly desired Kimberwick development in Glenmoore rarely has a 4 bedroom 2 1/2 bath home available. Once one is owned, people tend to hold on to them. You have a fantastic cul-de-sac opportunity to own a move in condition home, with new carpeting in the main level, new stove and all new paint in every room of the house. Enjoy a wonderful layout that is open and spacious yet practical and well conceived. The home features a large eat in kitchen, formal dining room with chair rail and crown molding, a spacious formal living room and a Family Room with cathedral ceilings, fireplace and overhead balcony landing from the second floor! The Family room also has French doors to a huge 20x30 deck overlooking the flat rear yard! Take a look at the over 45 pictures and video online and quickly set an appointment to see this bright and cheerful home, it won't last long at this price! I challenge you to find a better home for the money on the market today! **Agent:** Please go to [www.WestBrandywineHomes.com](http://www.WestBrandywineHomes.com) for the Sellers Disclosure and over 45 pictures and video of the home!

*Brokerage Information*

Marasco Real Estate And Development  
**ListAgent** Thomas J Linkins  
**CoListAg**

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60000145 (484) 571-7991  
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**SBr** **OPr** \$295,000