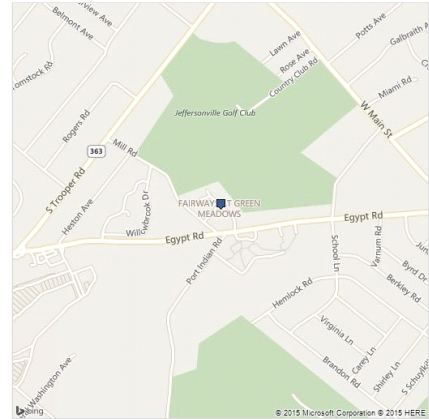




MLS #: 6672778
 Tax ID #: [63-00-02026-118](#)
 County: Montgomery
 MLS Area: West Norriton Twp (10663)
 Subdiv / Neigh: Fairways At Green Me
 School District: [Norristown](#)
 - High: Norristown
 - Middle: Stewart
 - Elementary: Whitehall
 Waterfront: No
 Age: 6
 New Construct: No
 Condition: Average+



Beds:	3	Style:	Colonial, End Unit Row	Approx Int Sq Ft:	2,870 / Seller
Baths:	2 / 1	Design:	2 Story	Central Air:	Yes
Type:	Row/Town/Clu	Ownership:	Fee Simple	Heat:	Gas Heating
Basement:	Full Basement, Finished Partial Basement, Unfinished Basement	Garage:	1 Car Garage, Attached Built In, Garage Door Opener	Water / Sewer:	Public Water / Public Sewer

Lot Info

Acres / Lot Sq Ft: .03 / 1,395
 Lot Dimensions: 24
 Land Use / Zoning: 1101 / R1
 Block / Lot: - / 009

Tax Info

Taxes / Year: \$6,184 / 2015
 Assessment: \$155,140
 Land Assessment:
 Improvement Asmt:

Condo/HOA Association

Condo / HOA: No / Yes
 Recurring Fee: \$160 / Monthly
 One-Time Fee: \$1,920.00

Rooms

Total Rooms:	7	Full Baths:	0 Main, 2 Up, 0 Low	Part Baths:	1 Main, 0 Up, 0 Low
Living/Great Room:	23 x 15	Main	Kitchen:	13 x 13	Main
Main Bedroom:	16 x 15	Upper	Second Bedroom:	11 x 11	Upper
Breakfst:	18 x 10	Main	Study :	12 x 10	Main
Storage:	24 x 15	Lower			

Building Information

Units in Development:	44	Model:	The Ursinus	Pets:	
Adult 55+/62+ Comm:	No	Builder:	Gambone Development	R-Factor Walls/Ceiling:	19 / 30
Above Ground Sq Ft:	2,380 / Seller	Below Ground Sq Ft:	464 / Seller	Basement Finished:	

Features

Exterior:	Stone Exterior, Stucco Exterior, Vinyl Exterior, Concrete Foundation, Pitched Roof, Shingle Roof, Exterior Lights, Sidewalks, Street Lights, Underground Electric, Building Facade Orientation West, Deck, Corner Lot, Front Yard, Golf View, Rear Yard, Side Yard(s), Sloping Lot, No Swimming Pool
Interior:	9+ Foot Ceiling, Bay Window, Cable TV Wired, Cathedral/Vault Ceiling, Ceiling Fan(s), Stall Shower, Non-Use Attic, Foyer/Vestibule Entrance, Main Bedroom Walk-in Closet, Game/Media, Loft, No/Unknown Accessibility Modifications, Upper Floor Laundry, One Fireplace, Gas/Propane Fireplace, Living Room/Great Room Fireplace, Finished Wood Floors, Tile Floors, Vinyl/Lin Floors, Wall to Wall Carpet
Kitchen:	Kitchen & Breakfast Room, Built In Dishwasher, Disposal, Energy Efficient Appliance, Island, Pantry, Gas Cooking
Parking:	1 Car Garage, Attached Built In, Garage Door Opener, 2-Car Parking, Parking Lot, Shared Parking
Utilities:	Central Air, Energy Efficient Cooling, Gas Heating, Energy Efficient Heat, Hot Air, 200-300 Amps, Circuit Breakers, Gas Hot Water
Assoc. Fee Incl:	Common Area Maintenance, Lawn Maintenance, Snow Removal, Trash Removal
Inclusions:	Washer And Dryer
Exclusions:	Refrigerator And Compact Freezer In Storage Room

Remarks

Public: 3 BR / 2.5 BA FAIRWAYS AT GREEN MEADOWS END UNIT TOWNHOME PERFECT FOR A FAMILY OR EMPTY NESTERS! Location. Location. Location - Located off Egypt Road on Jeffersonville Golf Course and minutes from Trooper Road shopping and transportation access to Routes 363, 422, 202, 76 (Schuylkill Expressway) and PA Turnpike! This home constructed for the original owner offers a large finished daylight basement with emergency egress window; unfinished, walkup, potential, fourth bedroom / loft / attic area; hardwood floors in foyer, powder room and kitchen / breakfast area; Corian countertops with Corian sink; 42" cabinets; gas fireplace; 2 x 6 construction; and 9' ceilings on first floor. Do you like to bike? The Chester County and Schuylkill River Trails are in close proximity. Do you like to walk / hike / run? Valley Forge Park is right there. THIS HOME WAS RECENTLY APPRAISED FOR \$300,000! MOTIVATED SELLER! MOVE RIGHT IN!

Directions: Route 422 West to Audubon / Trooper Rd exit; follow Trooper Rd North; right on Egypt Rd; proceed 1/2 mile; left on Mill Rd; right on Golf Cart Drive!