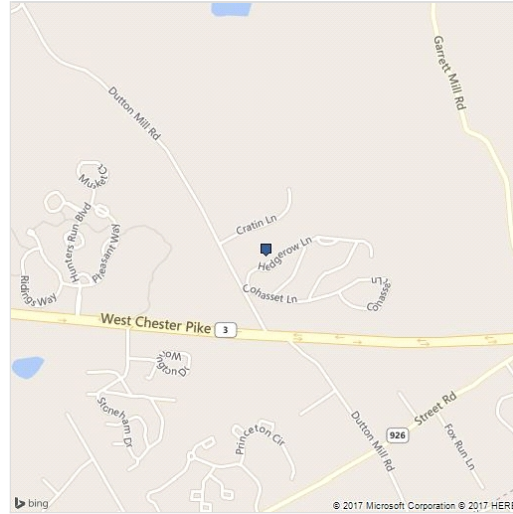


111 Hedgerow Ln, West Chester, PA 19380

Residential

Active

\$410,000



MLS #: 6959790  
 Tax ID #: [54-08 -0311](#)  
 County: Chester  
 MLS Area: Willistown Twp (10354)  
 Subdiv / Neigh: Deerfield Knoll  
 School District: [Great Valley](#)  
 - High: Great Valley  
 - Middle: Great Valley M.S.  
 - Elementary: Sugartown  
 Building:  
 Floor Number:  
 Waterfront: No

Beds: 3  
 Baths: 2 / 1  
 Approx Int Sq Ft: 2,516 / Assessor  
 Price / Sq Ft: \$162.96  
 Style: Colonial  
 Design: 2 Story  
 Type: Single/Detached  
 Ownership: Fee Simple  
 Age: 31  
 New Construct: No  
 Condition: Average+  
 Central Air: Yes

#### Lot Info

Acres / Lot Sq Ft: .04 / 1,720  
 Lot Dimensions: 0x0  
 Land Use / Zoning: R10 / RU  
 Block / Lot: - / 0311

#### Tax Info

Taxes / Year: \$4,230 / 2017  
 Assessment: \$166,200  
 Land Assessment: 44,720  
 Improvement Asmt: 121,480

#### Association / Community

Condo / HOA: No / Yes  
 Recurring Fee: \$205 / Monthly

Adult 55+/62+ Comm: No  
 One-Time Fee: \$410

#### Rooms

Total Rooms: 8  
 Full Baths: 0 Main, 2 Up, 0 Low  
 Main Bedroom: 15 x 13 Main  
 Second Bedroom: 18 x 11 Upper  
 Third Bedroom: 14 x 12 Main

Part Baths: 1 Main, 0 Up, 0 Low  
 Living/Great Room: 18 x 13 Main  
 Dining Room: 12 x 12 Main  
 Kitchen: 10 x 10 Main  
 Family Room: 14 x 13 Main  
 Loft: 13 x 12 Upper  
 Basement: 32 x 20 Lower  
 Storage: 19 x 12 Upper

#### Building Information

Builder: Blair And Son, Inc.  
 Units in Development: 132  
 Basement Footprint:  
 Basement Finished: 0%

Model: The Abbott  
 Below Ground Sq Ft: 640 / Listor  
 R-Factor Walls/Ceiling:

#### Features

Exterior: Wood Exterior, Concrete Foundation, Pitched Roof, Shingle Roof, Fencing, Street Lights, Underground Electric, Building Facade Orientation East, Front Yard, Level Lot, Rear Yard, Side Yard(s), Wooded, No Swimming Pool

Interior: Cable TV Wired, Cathedral/Vault Ceiling, Replacement Windows, Stall Shower,

Foyer/Vestibule Entrance, Main Bedroom Full Bath, Main Bedroom Walk-in Closet, Loft, No/Unknown Accessibility Modifications, Main Floor Laundry, One Fireplace, Living Room/Great Room Fireplace, Stone Fireplace, Finished Wood Floors, Tile Floors, Wall to Wall Carpet

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Kitchen:	Kitchen With Nook Bar, Built In Dishwasher, Cook Top, Disposal, Pantry, Self-cleaning Oven, Electric Cooking
Basement:	Full Basement, Unfinished Basement
Parking:	2 Car Garage, Attached Built In, Garage Door Opener, Inside Access, Oversized, 3+ Car Parking, Private Parking
Utilities:	Central Air, Electric Heating, Hot Air, 200-300 Amps, Circuit Breakers , Electric Hot Water, Public Water, Public Sewer
Assoc. Fee Incl:	Common Area Maintenance, Lawn Maintenance, Sewer, Snow Removal, Trash Removal
Inclusions:	Washer, Dryer And Refrigerator Are Negotiable!
Exclusions:	Dining Room Chandelier & Portable Electric Fireplace In Family Room

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#### Remarks

Public: THIS LARGEST OF THE DEERFIELD KNOLL MODELS HAS BEEN IMMACULATELY MAINTAINED! You will enjoy the First Floor Master Bedroom and Full Bath with Slider leading to a fenced -in private patio. French Doors open into the Living room with wood burning Fireplace. The Dining Room, Kitchen, Family Room, Powder Room and Laundry Room complete the first floor. Second floor boasts two full bedrooms and a Full Bath. Large Second floor loft is ideal as an office, play room or workout area. Second floor contains separate & ample (19' x 12') storage space. Gorgeous hardwood floors glisten on the Main Level! New Farmhouse Kitchen installed in 2010. New Tiled Master Bath installed in 2010. New roof installed in 2011. New replacement windows installed in 2015 and 2016. Spacious Two Car Attached Garage. The large (32' x 20') basement is ready for your finishing touch as a game or hobby room! Own this single Colonial home at a townhome price! Enjoy the freedom of a professionally maintained and secluded Williamsburg style community surrounded by 33 acres of open space. Deerfield Knoll offers exceptional architecture, maximizing usable space, providing a unique concept of privacy developed to transform the indoors into the outdoors! Easy access to West Chester Pike (Route 3) and Route 352. Award winning Great Valley Schools! ACT NOW TO PURCHASE THIS EXCEPTIONAL HOME!

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Directions: Rte 3 West towards West Chester; right at Dutton Mill Rd; right on Cohasset Ln at entrance to Deerfield Knoll; left on Hedgerow Ln; house is on left.

#### Listing Information

MLS #:6959790

Earliest Possession: Negotiable      Days On Market: 2  
Finance Accepted: Conventional, FHA203(b), VA

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