

Agent Full

11 Redtail Ct, West Chester, PA 19382

Closed

Residential

\$470,000



Recent Change: **12/05/2020 : Closed : PND->CLS**

MLS #:	PACT511284	Beds:	4
Tax ID #:	54-08 -2232	Baths:	3 / 1
Ownership Interest:	Other	Total Rooms:	14
Association:	Condo/Coop	Above Grade Fin SQFT:	2,332 / Estimated
Structure Type:	End of Row/Townhouse	Price / Sq Ft:	201.54
Levels/Stories:	2	Year Built:	2003
Furnished:	No	Property Condition:	Excellent
Waterfront:	No	Style:	Colonial
Views:	Garden/Lawn, Street, Trees/Woods	Central Air:	Yes
Garage:	Yes	Basement:	Yes

Location

County:	Chester, PA	School District:	Great Valley
MLS Area:	Willistown Twp - Chester County (10354)	High School:	Great Valley
Subdiv / Neigh:	HUNTERS RUN	Middle/Junior School:	Great Valley
		Elementary School:	Sugartown
		Cross Street:	West Chster Pk

Association / Community Info

HOA Name:	HUNTERS RUN CONDO ASSOCIATION	Condo/Coop Fee:	\$336.00 / Monthly
Condo/Coop Assoc:	Yes	Capital Contribution Fee:	1,000.00
Condo/Coop Name:	Hunters Run at Willistown Condo Association Inc.	Association Recreation Fee:	No
Mgmt Type:	Professional - Off-site		
Property Manager:	No		
Association Fee Incl.:	Common Area Maintenance, Exterior Building Maintenance, Lawn Maintenance, Management, Other, Snow Removal		
Amenities:	None		

Taxes and Assessment

Tax Annual Amt / Year:	\$6,986 / 2020	Tax Assessed Value:	\$264,020 / 2020
School Tax:	\$5,758	Imprv. Assessed Value:	\$192,120
County Tax:	\$1,154 / Annually	Land Assessed Value:	\$71,900
City/Town Tax:	\$74 / Annually	Historic:	No
Clean Green Assess:	No		
Loss Mitigation Fee:	No		
Agricultural Tax Due:	No		
Zoning:	R1		

Rooms

			Bed	Bath
Bedroom 3:	Upper 1	12 x 10, Flooring - HardWood	Main	1 Half
Bedroom 1:	Upper 1	20 x 11, Flooring - HardWood	Upper 1	4
Bedroom 2:	Upper 1	13 x 11, Flooring - HardWood	Lower 1	1 Full
Primary Bedroom:	Upper 1	15 x 14, Cathedral/Vaulted Ceiling, Flooring - HardWood, Walk-In Closet(s)		
Bonus Room:	Upper 1	12 x 11, Flooring - Carpet		

Living Room: Main 13 x 11, Flooring - HardWood
 Dining Room: Main 14 x 11, Flooring - HardWood, Formal Dining Room
 Family Room: Main 15 x 14, Fireplace - Gas, Flooring - HardWood
 Kitchen: Main 11 x 10, Basement - Unfinished, Countertop(s) - Solid Surface, Flooring - Tile, Kitchen - Electric Cooking
 Breakfast Room: Main 10 x 8, Flooring - Tile, Pantry
 Foyer: Main 12 x 6, Flooring - HardWood
 Recreation Room: Lower 1 21 x 20, Cedar Lined Closet, Flooring - Tile
 Exercise Room: Lower 1 14 x 13, Flooring - Tile
 Utility Room: Lower 1 19 x 6
 Laundry: Lower 1 12 x 9, Countertop(s) - Solid Surface, Flooring - Tile
 In-Law/auPair/Suite: Lower 1 13 x 12, Flooring - Tile

Building Info

Builder Model: Rosedale Main Entrance Orientation: South
 Builder Name: Pulte Construction Materials: Vinyl Siding
 Above Grade Fin SQFT: 2,332 / Estimated Flooring Type: Partially Carpeted, Tile/Brick, Wood
 Below Grade Fin SQFT: 900 / Estimated
 Total Below Grade SQFT: 900 / Estimated Roof: Asphalt, Shingle
 Basement Finished: 95%
 Total Fin SQFT: 3,232 / Estimated
 Total SQFT: 3,232 / Estimated
 Wall & Ceiling Types: 9Ft+ Ceilings, Dry Wall
 Foundation Details: Block
 Basement Type: Full, Fully Finished, Poured Concrete, Walkout Level, Windows
 Basement Footprint: 100%

Lot

Additional Parcels: No Lot Size Dimensions: NOT AVAILABLE
 Views: Garden/Lawn, Street, Trees/Woods Lot Features: Cul-de-sac, Front Yard, Open, Rear Yard, SideYard(s), Sloping
 Location Type: Suburban

Parking

Attached Garage - # of Spaces 2 Features: Attached Garage, Driveway, Additional Storage Area, Garage Door Opener, Inside Access, Oversized Garage, Private
 Driveway - # of Spaces 6
 Total Parking Spaces 8

Interior Features

Interior Features: Kitchen - Eat-In, Primary Bath(s), WhirlPool/HotTub, 1 Fireplace(s), Gas/Propane, Mantel(s), Screen, Dishwasher, Disposal, Dryer, Range Hood, Refrigerator, Washer, Accessibility Features: None, Window Features: Energy Efficient, Lower Floor Laundry

Exterior Features

Exterior Features: Exterior Lighting, Street Lights, Deck(s)

Utilities

Utilities: Cable TV, Central A/C, Energy Star Cooling System, Zoned, Cooling Fuel: Electric, Electric Service: 200+ Amp Service, Circuit Breakers, Heating: Forced Air, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Private Sewer

Remarks

Inclusions: Washer, Dryer, Refrigerator & Window Treatments

Agent: Please visit www.11Redtail.com for a 3D Virtual Tour (<https://takethetournow.com/3d-model/11-redtail-ct-west-chester-pa-19382/fullscreen/>), Extensive Photo Tour, Floor Plans, and Neighborhood Information! . . . Refer to Presentation of Offers in documents. . . . Showings to be in accordance with PAR Guidelines. . . . All individuals attending showings must wear face masks. . . . No more than three attendees per showings. . . . Thank you.

Public: SPACIOUS END UNIT TOWNHOME IN HUNTERS RUN | 4 BEDROOMS | 3.1 BATHS | BONUS ROOMS . . . This is the perfect home if you are looking for multiple HOME OFFICE possibilities, quiet and separated space for the kids ONLINE SCHOOL, and personal space for the grandparents to have their own bedroom, or the kids to play, or for you to exercise in the FINISHED LOWER LEVEL! Would you love a townhome with the privacy and interior space of many single homes? Are you tired of cutting the lawn and maintaining the exterior of your home? Would a custom tumbled slate backsplash in a large, eat-in kitchen with center island, 42 inch cabinets, and breakfast room work for you? What about relaxing in the first floor family room with gas fireplace or chillin' out on the rear, Trex deck? Can you imagine hardwood floors throughout the entire first floor and all second floor bedrooms? Of course, we shouldn't forget the master bedroom with tray ceiling and awesome master bath with Jacuzzi tub, double sinks, and

glass stall shower! Would you like a superbly finished walkout basement with fifth bedroom, full bath with custom tile stall shower, Italian tile flooring, cedar closet, laundry room (a real work room with cabinets and countertop), and mechanical room with storage? How about \$80,000 in upgrades purchased from Pulte by the current and original owner, when constructed. . . . In addition, there is the oversized garage with 2-stage industrial epoxy floor. . . . Did I forget to mention the BRAND NEW ROOF, gutters, and downspouts (courtesy of the HOA)? This lovely home has the convenience of easy access to Routes 3 (West Chester Pike), 352, 202, and I-95, the Philadelphia Airport, and the Borough of West Chester. . . . It is within walking distance of the 500 acre Okehocking Preserve. . . . Do we need to mention the award-winning Great Valley schools? THIS HOME IS VACANT, IN EXCEPTIONAL CONDITION, AND AVAILABLE FOR IMMEDIATE MOVE-IN. . . . TAKE A 3D VIRTUAL TOUR - [https://takethetournow.com/3d-model/11-redtail-ct-west-chester-pa-19382/fullscreen/!](https://takethetournow.com/3d-model/11-redtail-ct-west-chester-pa-19382/fullscreen/) ACT NOW!

Listing Office

Listing Agent: [Dave Alexander](#) (3120154) (Lic# RS250317) (610) 254-0214
 Listing Agent Email: dave@dlalexander.com
 Broker of Record: Nicholas D'Ambrosia (3278557)
 Listing Office: [Long & Foster Real Estate, Inc.](#) (LF-DEV)
 92 Lancaster Ave, Devon, PA 19333
 Office Manager: Janet Rubino (3198013)
 Office Phone: (610) 225-7400 Office Fax: (610) 225-7401

Directions

From the intersection of Rte. 3 and Rte. 926, take Rte. 3 West to Hunters Run entrance on Right. Take Hunters Run Blvd. to 11 Redtail Ct. on Left.

Compensation

Buyer Agency Comp: 3% Of Gross Sub Agency Comp: 0% Of Gross
 Transaction Broker: 0% Of Gross Dual/Var Comm: No

Listing Details

Original Price: \$515,000 Previous List Price: \$484,000
 Vacation Rental: No DOM / CDOM: 111 / 111
 Listing Agrmnt Type: Exclusive Right Original MLS Name: BRIGHT
 Prospects Excluded: No Off Market Date: 12/05/20
 Listing Service Type: Full Service Expiration Date: 07/14/21
 Dual Agency: No Lease Considered: No
 Sale Type: Standard Home Warranty: No
 Listing Term Begins: 07/15/2020 Documents Available: Other, Seller's Property Disclosure
 Listing Entry Date: 07/15/2020 Pets Allowed: No
 Possession: Immediate
 Federal Flood Zone: No

Sale/Lease Contract

Selling Agent: [Cathy Shultz](#) (3141823) (Lic# RS159876A) (267) 718-3468
 Selling Agent Email: paremaxagent@gmail.com
 Selling Office: [RE/MAX Centre Realtors](#) (RMCENTRE)
 Barry Angely (3154757)
 2701 York Rd, Jamison, PA 18929-1045
 Office Phone: (215) 343-8200 Office Fax: (215) 343-8222
 Selling Office Email: info@buyinpa.com
 Concessions: No
 Agreement of Sale Dt: 11/02/20 Close Date: 12/04/20
 Close Sale Type: Standard Sale Close Price: \$470,000.00
 Buyer Financing: Conventional Last List Price: \$479,000.00







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