

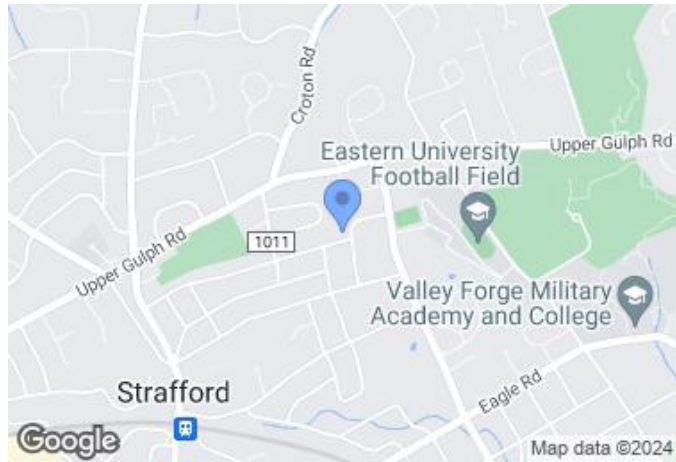
Agent Full

132 Hillside Rd, Wayne, PA 19087

Active

Residential

\$825,000



Recent Change: **04/26/2024 : DOWN : \$850,000->\$825,000**
Upcoming OH: Public: **Sun Apr 28, 12:00PM-3:00PM Method: In-Person Only**

MLS #:	PACT2064004	Beds:	3
Tax ID #:	43-11C-0148	Baths:	2 / 1
Ownership Interest:	Fee Simple	Total Rooms:	6
Structure Type:	Detached	Above Grade Fin SQFT:	1,510 / Assessor
Levels/Stories:	2	Assessor AbvGrd Fin SQFT:	1,510
Waterfront:	No	Price / Sq Ft:	546.36
Garage:	Yes	Year Built:	1955
		Property Condition:	Excellent
		Style:	Split Level
		Central Air:	Yes
		Basement:	No

Location

County:	Chester, PA	School District:	Tredyffrin-Easttown
MLS Area:	Tredyffrin Twp - Chester County (10343)	High School:	Conestoga Senior
Subdiv / Neigh:	DEEPDALE	Middle/Junior School:	Tredyffrin-Easttown
		Elementary School:	Devon
		Cross Street:	Holly Road

Association / Community Info

Association Recreation FeeNo

Taxes and Assessment

Tax Annual Amt / Year:	\$7,204 / 2023	Tax Assessed Value:	\$217,730 / 2023
School Tax:	\$5,629	Imprv. Assessed Value:	\$141,800
County Tax:	\$991 / Annually	Land Assessed Value:	\$75,930
City/Town Tax:	\$584 / Annually	Land Use Code:	R10
Clean Green Assess:	No	Block/Lot:	0148
Zoning:	RESID		

Rooms

		Bed	Bath
Primary Bedroom:	Upper 1	Upper 1	3
Primary Bathroom:	Upper 1	Lower 1	2 Full
Bedroom 2:	Upper 1		1 Half
Bedroom 3:	Upper 1		
Full Bath:	Upper 1		
Kitchen:	Main		Island, Kitchen - Electric Cooking
Dining Room:	Main		
Living Room:	Main		
Family Room:	Lower 1		
Half Bath:	Lower 1		
Laundry:	Lower 1		

Building Info

Builder Model:	Ralph F Moss Jr	Main Entrance Orientation:	East
Above Grade Fin SQFT:	1,510 / Assessor	Construction Materials:	Vinyl Siding
Below Grade Fin SQFT:	350 / Assessor	Flooring Type:	Carpet, Ceramic Tile, Hardwood
Total Below Grade SQFT:	350 / Assessor	Roof:	Pitched, Shingle
Total Fin SQFT:	1,860 / Assessor		
Tax Total Fin SQFT:	1,860		
Total SQFT:	1,860 / Assessor		
Wall & Ceiling Types:	Dry Wall, Paneled Walls		

Foundation Details: Block

Lot

Lot Acres / SQFT: 0.82a / 35834sf / Assessor Lot Size Dimensions: 0.00 x 0.00
Location Type: Suburban Lot Features: Corner, Level, Sloping

Ground Rent

Ground Rent Exists: No

Parking

Attached Garage - # of Spaces: 2 Features: Attached Garage, Driveway, On Street, Garage Door Opener, Asphalt Driveway, Private
Driveway - # of Spaces: 5

Total Parking Spaces: 7

Garage SqFt: 437

Interior Features

Interior Features: Ceiling Fan(s), Dining Area, Kitchen - Island; Fireplace(s): 1, Brick; Dishwasher, Disposal, Microwave, Refrigerator; Accessibility Features: None; Window Features: Double Hung, Replacement; Lower Floor Laundry

Exterior Features

Exterior Features: Patio(s); Pool: No Pool; Other Structures: Shed

Utilities

Utilities: Cable TV, Electric Available, Sewer Available, Water Available; Central A/C; Cooling Fuel: Electric; Electric Service: 100 Amp Service; Heating: Forced Air; Heating Fuel: Oil; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer; Internet Services: Cable

Remarks

Inclusions: Washer, dryer, refrigerator in kitchen, and additional refrigerator in garage


Agent: Please share the single property website - www.DeepdaleHomes.com - with your clients for details on the property and Deepdale neighborhood Rear yard shed is unlocked Seller Home, Termite and Radon Pre-Inspections provided in Documents Floor Plans are in Documents Don't miss 3D Virtual Tour! Offers will be reviewed as received. See Presentation of Offers in Documents.

Public: 3 BEDROOM, 2 .5 BATH, CORNER LOT, SPLIT LEVEL ON .82 ACRES IN THE DEEPDALE NEIGHBORHOOD OF THE TREDYFFRIN-EASTTOWN SCHOOL DISTRICT HUGE REAR YARD IS PERFECT FOR A HOME EXPANSION, IN-GROUND POOL, OR FAMILY PLAYGROUND Welcome to 132 Hillside Road where you can enjoy spectacular Eastern sunrises from your living room bay window (and cozy fires on a cold Winter's night by the fireplace) and Western sunsets from your kitchen window (keeping an eye on the kids playing in the yard) Prepare your favorite dishes in the custom kitchen with granite countertops, kitchen island, and lots of cabinets Entertain in the adjacent Dining Room open to kitchen with access to tiled Three Season Sunroom; huge, rear, fenced Covered Porch; and Paver Patio The rear yard is perfect for your family softball game and includes a beautiful flower garden and fenced vegetable garden Work at home? - Office | Family Room in Lower Level with exterior access from driveway and Half Bath 2nd floor spacious Primary Bedroom includes Full Bath with shower stall 2nd floor Full Bath with tiled floor and tub Walk-up attic is spacious with an upper level of added storage Living room and all second floor bedrooms are carpeted with oak hardwood underneath Laundry in Lower Level Two car, oversized, attached garage with storage shelving Quiet, Walkable neighborhood Easy access to Lancaster Avenue; PA Turnpike; Routes 76, 202 and 422 Wayne train station to Philadelphia is a five minute drive with free parking Shopping opportunities include downtown Wayne along Lancaster Avenue, the King of Prussia Mall, and King of Prussia Town Center, featuring Wegmans Deepdale Civic Association organizes year round community activities SELLER HOME, TERMITE, AND RADON PRE-INSPECTIONS PROVIDED ACT NOW!

Listing Office

Listing Agent: [Dave Alexander](#) (3120154) (Lic# RS250317) (610) 254-0214
Listing Agent Email: dave@dlalexander.com
Broker of Record: Nick D'Ambrosia (18809) [Click for License](#)
Listing Office: [Long & Foster Real Estate, Inc.](#) (LF-DEV) (Lic# Unknown)
92 Lancaster Ave, Devon, PA 19333
Office Manager: Janet Rubino (3198013)
Office Phone: (610) 225-7400 Office Fax: (610) 225-7401

Showing

Appointment Phone: (610) 254-0214  - [Schedule a showing](#)
Showing Contact: Agent Lock Box Type: Supra
Contact Name: David L. Alexander Lock Box Location: Front Door
Showing Requirements: Appointment Only, Call First - Listing Agent, Lockbox-Combo, Lockbox-Electronic, Lockbox-Front Door, Sign on Property
Showing Method: In-Person Only
Directions: North on North Wayne Avenue; Left on Holly Road; Property is on the corner of Holly and Hillside Roads

Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp: 2.5% Of Gross Sub Agency Comp: 0% Of Gross
Transaction Broker: 1% Of Gross Dual/Var Comm: No

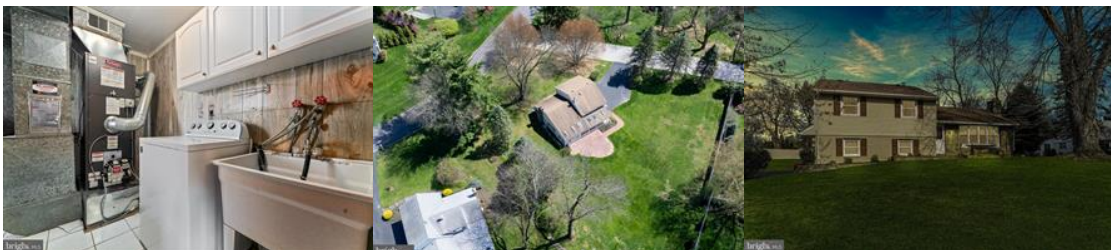
Listing Details

Original Price: \$850,000
Vacation Rental: No
Listing Agrmnt Type: Exclusive Right
Prospects Excluded: No
Listing Service Type: Full Service
Dual Agency: Yes
Sale Type: Standard
Listing Term Begins: 04/17/2024
Listing Entry Date: 04/18/2024
Possession: 31-60 Days CD
Acceptable Financing: Conventional
Federal Flood Zone: No
Disclosures: Lead Based Paint - State, Prop Disclosure

Previous List Price: \$850,000
Owner Name: Eva Garami
DOM / CDOM: 10 / 10
Original MLS Name: BRIGHT
Expiration Date: 07/31/24
Lease Considered: No
Home Warranty: No
Pets Allowed: Yes
Pet Restrictions: No Pet Restrictions

Public: 04/28/2024 12:00PM-3:00PM Method: In-Person Only





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