

Agent Full

204 Tall Trees Cir, Downingtown, PA 19335

Active

Residential

\$348,000



Recent Change: **11/12/2020 : New Active : C/S->ACT**

MLS #:	PACT520602	Beds:	3
Tax ID #:	40-02 -1407	Baths:	2 / 2
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	2,070 / Estimated
Association:	HOA	Price / Sq Ft:	168.12
Structure Type:	End of Row/Townhouse	Year Built:	2008
Levels/Stories:	2	Property Condition:	Excellent
Furnished:	No	Style:	Colonial
Waterfront:	No	Central Air:	Yes
Garage:	No	Basement:	Yes

Location

County:	Chester, PA	School District:	Downingtown Area
MLS Area:	East Caln Twp - Chester County (10340)	High School:	Downingtown Hs East Campus
Subdiv / Neigh:	TALL TREES	Middle/Junior School:	Lionville
		Elementary School:	East Ward
		Cross Street:	Route 113

Association / Community Info

HOA:	Yes	HOA Fee:	\$144 / Monthly
		Capital Contribution Fee:	500.00
		Association Recreation Fee:	No

Association Fee Incl.: Common Area Maintenance, Lawn Maintenance, Snow Removal, Trash

Taxes and Assessment

Tax Annual Amt / Year:	\$6,013 / 2020	Tax Assessed Value:	\$183,310 / 2020
School Tax:	\$4,983	Imprv. Assessed Value:	\$138,780
County Tax:	\$801 / Annually	Land Assessed Value:	\$44,530
City/Town Tax:	\$229 / Annually	Historic:	No
Clean Green Assess:	No	Land Use Code:	R10
Agricultural Tax Due:	No	Block/Lot:	1407
Zoning:	R3		

Rooms

			Bed	Bath
Primary Bedroom:	Upper 1 16 x 13	Main		1 Half
Bedroom 2:	Upper 1 11 x 11	Upper 1	3	2 Full
Bedroom 3:	Upper 1 10 x 9	Lower 1		1 Half
Primary Bathroom:	Upper 1 12 x 8			
Bathroom 2:	Upper 1 9 x 6			
Other:	Upper 1 7 x 3			
Kitchen:	Main 12 x 10			
Living Room:	Main 20 x 17			
Dining Room:	Main 12 x 12			
Family Room:	Main 16 x 10, Fireplace - Gas			
Half Bath:	Main 7 x 3			
Half Bath:	Lower 1 6 x 3			
Family Room:	Lower 1 16 x 15			

Hobby Room: Lower 1 7 x 6
Storage Room: Lower 1 7 x 6
Laundry: Lower 1 11 x 8
Foyer: Lower 1 16 x 6

Building Info

Above Grade Fin SQFT:	2,070 / Estimated	Main Entrance Orientation:	West
Total Fin SQFT:	2,070 / Estimated	Construction Materials:	Aluminum Siding, Stone, Vinyl Siding
Tax Total Fin SQFT:	1,788	Above Grade Unfin SQFT:	130 / Estimated
Total SQFT:	2,200 / Estimated	Basement Finished:	30%
Foundation Details:	Active Radon Mitigation, Concrete Perimeter, Slab		
Basement Type:	Front Entrance, Full, Garage Access, Heated, Improved, Sump Pump, Walkout Level, Windows		

Lot

Lot Acres / SQFT:	0.07a / 3,232sf / Assessor	Lot Size Dimensions:	0.00 x 0.00
		Lot Features:	Backs - Open Common Area, Front Yard

Ground Rent

Ground Rent Exists: No

Parking

Driveway - # of Spaces	2	Features:	Driveway, Asphalt Driveway, Lighted Parking, Paved Parking, Private
Total Parking Spaces	2		

Interior Features

Interior Features: Carpet, Combination Kitchen/Dining, Dining Area, Floor Plan - Open, Kitchen - Island, Soaking Tub, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), 1 Fireplace(s), Gas/Propane, Mantel(s), Stone, Built-In Microwave, Dishwasher, Disposal, Refrigerator, Water Heater, Accessibility Features: None, Window Features: Double Hung, Screens, Lower Floor Laundry

Utilities

Utilities: Central A/C, Cooling Fuel: Electric, Electric Service: 200+ Amp Service, Heating: Forced Air, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer, Internet Services: Cable, Fiber Optic

Remarks

Inclusions: Refrigerator

Exclusions: Washer and dryer

Agent: Please complete and email COVID-19 Property Access Notice and Health & Safety Acknowledgment forms in Documents to Dave Alexander at dave@dlalexander.com Please follow all COVID-19 guidelines - everyone entering the property must wear a mask. . . . Please wear shoe covers supplied at the property. . . . No more than 3 people at one time. . . . Refer to Presentation of Offers in Documents. . . . All offers will be reviewed by the Sellers on Monday, November 16 at 6:00 PM.

Public: WELCOME HOME TO THIS MODERN TOWNHOME IN THE COMMUNITY OF TALL TREES! Bright and airy home with lots of natural sunlight and a wide open floor plan. . . . Main level has a large living room with neutral color palette and lots of windows. . . . There is plenty of room for furniture and a great place to enjoy life at home. . . . The open concept kitchen offers lots of counter space for prepping, updated appliances, and room for seating at the island. . . . The adjoining dining room comfortably seats six around the table and is perfect for entertaining or just enjoying every day meals at home. . . . In addition, this floor has a bump out family | sun room with gas fireplace and sliding door access to a large wraparound deck. . . . Out back is a large green field of common area where the kids can play and you don't have to cut the grass! Upper level offers a Master Bedroom with a walk-in closet, upgraded en suite Master Bath with a large, glass shower stall, large soaking tub, double sink, and water closet (private toilet); a tiled hall bath with tub; and two good sized bedrooms. . . . Entry level features a foyer with tile floor, a powder room and garage entry, plus an incredible family | media | play room with amazing built-in speaker system. . . . Tall Trees is sure to meet the most discerning buyer's location criteria. . . . Easy access to all major local routes 113, 30 and 202 for your daily commute. . . . Maintenance free townhome living at its best! Enjoy nature with a nearby access to the Struble trail and the popular Marsh Creek State Park offering seasonal activities. . . . Wegmans, BJ's, Home Depot, Best Buy, Wawa, Exton Square Mall, Main Street at Exton are only minutes away for all your shopping needs. . . . Excellent award-winning Downingtown Area schools with the Downingtown STEM Academy ranked No 1 in PA. . . . Total square footage including Entry Level is 2,200 square feet. . . . Please see www.204TallTrees.com for an extensive photo tour

and community information. . . . 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

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: 2 Hours Notice, Call First - Listing Agent, Lockbox-Supra, Restricted Times
Showing Method: In-Person Only
Directions: Take Route 30 Bypass Westbound; Right at Wallace Avenue exit; Left on Route 282 and proceed under Route 30; Left to Route 30 Eastbound; Right at Route 113 North exit; Right into Tall Trees Community; Bear Left on Tall Trees Circle; House is on Right.

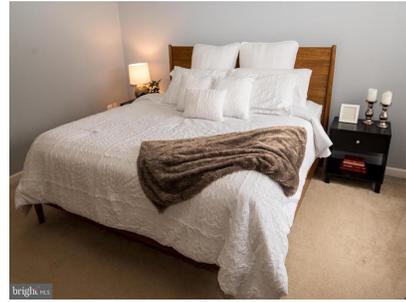
Compensation

Buyer Agency Comp: 3% Of Gross Sub Agency Comp: 0% Of Gross
Transaction Broker: 1% Of Gross Dual/Var Comm: No

Listing Details

Original Price: \$348,000 Owner Name: John M Reilly Jr & Bonnie Jean
Vacation Rental: No Reilly
Listing Agrmnt Type: Exclusive Right DOM / CDOM: 5 / 5
Prospects Excluded: No Original MLS Name: BRIGHT
Listing Service Type: Full Service Expiration Date: 06/30/21
Dual Agency: No Lease Considered: No
Sale Type: Standard Home Warranty: No
Listing Term Begins: 11/12/2020 Documents Available: Other, Seller's Property Disclosure
Listing Entry Date: 11/12/2020 Pets Allowed: Yes
Possession: 61-90 Days CD Pet Restrictions: No Pet Restrictions
Federal Flood Zone: No









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