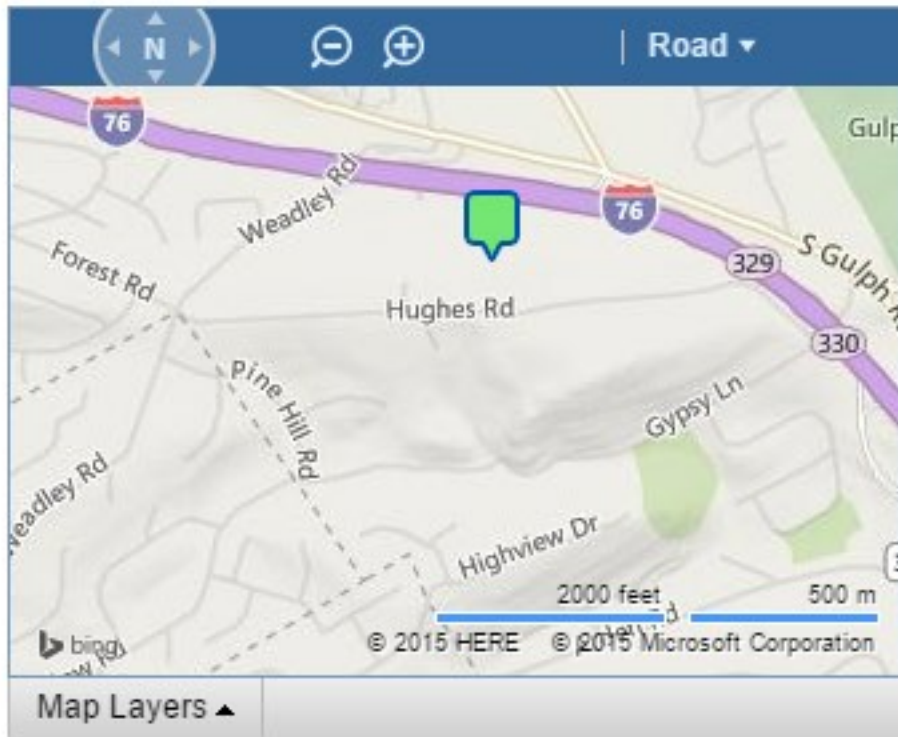




©TREND

1 of 25 Exterior Front



General

MLS #: 6581816	Subdiv / Nei: Gulph Mills Vil	Ownership: FeeSimple	Beds, Baths: 4 2/1
MLS Area: 10658 U Merion Twp	School Dist: U Merion	Type: Single/Detac	Age: 21
County: Montgomery	- High: U Merion	Design: 2-Story	AbvGr SqFt: 3,044/ S
Tax ID #: 58-00-11017-103	- Middle: U Merion	Style: Colonial, French	BlwGr SqFt: 779/ S
	- Elem: Roberts		Aprox SqFt: 3,044
			SqFt Source: Seller
			Unit Floor #: AC: Y

Room Dimensions

LR/GR: 14x11M	Main BR: 16x13U	Laundry: 6 x 6 M
Dining: 14x11M	2nd BR: 14x10U	Breakfst: 17 x 10 M
Kitchen: 11x10M	3rd BR: 11x11U	Game Rm: 23 x 19 L
Family: 19x17M	4th BR: 22x20U	Storage: 15 x 12 L
		Workshop: 18 x 9 L

Other Information

Total Rooms: 9
Bath Full: 0M 2U 0L
Bath Part: 1M 0U 0L
Model:
Builder:

Inclusions: Negotiable!
Exclusions:

Tax Information

RE Taxes / Yr: \$7176 / 2015
Assessment: 303160

Association Information

Condo / HOA: N / N
Recur Fee / Freq:

Lot Information

Aprox Acr: 1.01
Aprox SqFt: 44,082
Land Use: 1101
AproxDim: 165 x 267
Zoning: R1A
Watfrnt: N/

Features

Utilities: OilHeat, HotAirHeat, ElectricHtWt, CentralAir, PublicWater, OnSiteSeptic, 200-300AmpEI, CircBreakers
Parking: 3-CarGarage, Att/BuiltInG, InsideAccess, GarDoorOpner, Oversizedgar, 3+CarParking, DrivewayPrk, Private
Exterior: StreetLights, UndrgrndElec, ExteriorLght, Alu/SteelExt, Stcco/SimExt, ConcreteFoun, LevelLot, OpenLot, WoodedLot, FrontYard, RearYard, SideYard(s), PitchedRoof, ShingleRoof, Shed(s), Deck, Patio, Balcony, NoPool
Bsmt: FullBasement, UnfinishBsmt, OutSide/WlkO **Interior:** AccessPanel, FlooredAttic, TwoFirePI, StoneFirePI, LR/GRFireP, FamRoomFireP, FinishedWood, WWCarpeting, TileFl, SecuritySys, Skylight(s), Cathedral/Va, CeilingFan(s), CableTVWired, CentralVacuu, SprinklerSys, WhirlpoolMnB, FulBathMnBed, Foyer/VestEn, Util/MudRoom, Workshop, Game/MediaRm, NoModifs/Unk, MainFirLndry **Kit:** FullKit-NoEI, ElecCooking, Kitsland, KitPantry, KitCookTop, SelfClnOven, BuiltInDishW, Disposal
Poss: Negotiable **Finance:** ConventnalFi **Cond:** Average+ **Show:** SUPRAElecBox **Building Orient:** BldOrientationS

Remarks

Public: EXTRAORDINARY 3 BEDROOM + BONUS RM / 2.5 BATH GULPH MILLS FRENCH COLONIAL W/ VALLEY VIEW! Imagine a 1 Acre level lot set on a quiet, park-like ridge with golf course lawn and tall tree perimeter close to the convenience of the Main Line and incredible transportation access by car or train East into Philadelphia or West to King of Prussia. This custom built, lovingly cared for home, designed by Maine Post & Beam of Valley Forge, has the elegant design features you would expect as well as rock solid construction! Enter the home through the 14 foot cathedral vestibule with 18 inch tiled floor and follow the 3/4 inch, tongue & groove, Brazilian Teak flooring into the center of the home Breakfast Room and recently upgraded Island Kitchen with Uba Tuba granite countertops, 42 inch solid wood cabinetry, Samsung electric stove, Broan overhead vent hood, walk-in pantry and adjacent main floor laundry. Step down into the Family Room with stone fireplace and put your feet up to relax or proceed through the pocket doors to the formal Living Room . . . or step out of the Breakfast Room glass doors to a large, gated deck for your BBQ or a game of volleyball in the huge rear yard. Dining formally? Yes, an elegant, sunny Dining Room is a feature of the home with the convenience of a granite countertop powder room readily available for your guests. Upstairs the Master Bedroom has a Master Bath with white tile floor, Corian countertop (his and her sinks), Jacuzzi tub, Carrera tile shower with seat and door to your very own second storey Balcony overlooking the valley! AN IMPORTANT FEATURE UPSTAIRS is the spectacular BONUS ROOM which could be a Fourth Bedroom, an Office or a Media / Exercise Room! Walk downstairs from the Family Room to the delightful Daylight Lower Level featuring a partially finished Game Room with fireplace, 4 x 6 foot double casement windows, and steel studded drywall ready for your finishing touches; huge storage room; utility area; and well equipped workshop with stairway access up to the garage as well as an exterior rear yard door. Additionally, there is a 3 car oversized Garage with inside access to kitchen and a large floored Attic with third floor potential. Other quality features include Fruitwood wood trim with natural finish, Jeld-Wen windows, Columbia oil heater, Generac electric backup system, fire suppression system, Singer central vacuum, security system, FIOS internet access . . . THE LIST GOES ON & ON. ACT NOW! THIS HOME COULD BE YOURS!

King of Prussia Road North; right on Weadley Road; right on Hughes Road to property on left.