



1 / 25 Exterior Front



MLS #: 6809132
 Tax ID #: [58-00-00273-281](#)
 County: Montgomery
 MLS Area: Upper Merion Twp (10658)
 Subdiv / Neigh: Alderbrook
 School District: [Upper Merion](#)
 - High: Upper Merion
 - Middle: Upper Merion
 - Elementary: Roberts
 Building:
 Floor Number:
 Waterfront: No

Beds: 4
 Baths: 2 / 1
 Approx Int Sq Ft: 2,436 / Seller
 Price / Sq Ft: \$192.94
 Style: Colonial
 Design: 2 Story
 Type: Single/Detached
 Ownership: Fee Simple
 Age: 33
 New Construct: No
 Condition: Average+
 Central Air: Yes

Lot Info

Acres / Lot Sq Ft: .75 / 32,670
 Lot Dimensions: 157
 Land Use / Zoning: 1101 / R1A
 Block / Lot: - / 055

Tax Info

Taxes / Year: \$6,432 / 2016
 Assessment: \$261,710
 Land Assessment:
 Improvement Asmt:

Association / Community

Condo / HOA: No / No
 Recurring Fee:

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

Rooms

Total Rooms:	10				
Full Baths:	0 Main, 2 Up, 0 Low	Part Baths:	1 Main, 0 Up, 0 Low		
Living/Great Room:	19 x 13	Main	Dining Room:	13 x 12	Main
Kitchen:	13 x 10	Main	Family Room:	16 x 14	Main
Main Bedroom:	17 x 13	Upper	Second Bedroom:	13 x 12	Upper
Third Bedroom:	13 x 10	Upper	Fourth Bedroom:	11 x 10	Upper
Fin Bsmt:	21 x 12	Lower	Brfkst:	13 x 10	Lower
Laundry Room:	8 x 6	Main			

Building Information

Pets:
 Basement Footprint: Above Ground Sq Ft: 2,436 / Seller
 Below Ground Sq Ft: 448 / Seller

Features

Exterior: Stone Exterior, Stucco Exterior, Vinyl Exterior, Block/Brick Foundation, Pitched Roof, Shingle Roof, Fencing, Underground Electric, Building Facade Orientation SouthWest, Deck, No Swimming Pool

Interior: Cable TV Wired, Skylight(s), Access Panel Attic, Center Hall Entrance, Main Bedroom Walk-in Closet, No/Unknown Accessibility Modifications, Main Floor Laundry, One Fireplace, Stone Fireplace, Finished Wood Floors, Tile Floors, Vinyl/Lin Floors, Wall to Wall Carpet

Kitchen: Kitchen & Breakfast Room, Built In Dishwasher, Disposal, Island, Pantry, Self-cleaning Oven, Gas Cooking

Basement: Partial Basement, Finished Partial Basement

Parking: 2 Car Garage, Attached Built In, Garage Door Opener, Inside Access, 3+Car Parking, Private Parking, Street Parking

Utilities: Central Air, Gas Heating, Hot Air, 100-150 Amps, Circuit Breakers, Gas Hot Water, Public Water, Public Sewer

Inclusions: Refrigerator. Washer And Dryer Are Negotiable.

Remarks

Public: FOUR BEDROOM COLONIAL ON CORNER LOT IN THE COMMUNITY OF ALDERBROOK. A nature lover's delight! Enter this impeccable home through the two story foyer and experience the huge, carpeted living room with pass through access to dining room. The bright, open kitchen has parquet wood flooring and a charming breakfast area with several windows and skylights providing a beautiful view of the huge rear yard, more than big enough for a volley ball game. The adjacent family room has a stone, wood burning fireplace and access to a private, rear deck, perfect for your BBQ. There is a convenient main level laundry room and powder room right off of the two car garage. The upper level features the master suite, complete with full bath and walk-in closet. Three roomy additional bedrooms and a tiled hall bath complete the second floor. A finished basement provides an additional 448 square feet of living space which may be used as an office area or play room. The roof, gutters, soffit, fascia and kitchen skylights were replaced in 2008. The McKaig Nature Education Center is adjacent to the property with 89 acres of unspoiled woods and loaded with hiking trails. This is a fabulous location, convenient to shopping, restaurants, trains, parks and major highways. It is minutes from the King of Prussia Mall and The Village of Wayne. Alderbrook has a wonderful history. This is a unique opportunity in a very special neighborhood. ROBERTS ELEMENTARY SCHOOL ROCKS! ACT NOW!

Directions: Warner Rd to Croton Rd; pass Roberts Elementary School on right; right on Alderbrook Dr; house is on the left before the intersection with Poplar Dr.