



Beds: 4  
 Baths: 2 / 1  
 MLS #: 7169200  
 BRIGHT MLS#: 1000448968  
 Tax ID #: 36-03-01879-76  
 Building:  
 Floor Number:  
 Age: 34  
 New Construct: No  
 Condition: Average+  
 Ownership: Fee Simple  
 Approx Interior SQFT: 2,952 / Assessor  
 Price / Sq Ft: \$259.15  
 Type: Single/Detached  
 Style: Colonial  
 Design: 2 Story  
 Central Air: Yes  
 Recent Change: 06/14/2018 : DOWN : \$775,000-  
 >\$765,000

#### Location

County: Delaware, PA  
 MLS Area: Radnor Twp - Delaware County (10436)  
 Subdiv / Neigh: Ravenscliff  
 School District: [Radnor Twp](#)  
 - High: Radnor H  
 - Middle: Radnor M  
 - Elementary: Wayne

#### Lot Information

Acres / Lot Sq Ft: .49 / 21,214  
 Lot Dimensions: 227X177  
 Land Use / Zoning: R-10 / Res  
 Waterfront: No

#### Tax Information

Taxes / Year: \$15,264 / 2018  
 Assessment: \$460,490  
 Block / Lot: - / 003-000  
 Land Assessment: 0  
 Imprv Assessment: 0

#### Condo/HOA Association

Condo / HOA: No / Yes  
 Recurring Fee: \$625 / Semi-Annual  
 One-Time Fee: \$1,000  
 Adult 55+/62+ Community: No

#### Rooms

Total Rooms:	9				
Full Baths:	0 Main, 2 Up, 0 Low	Part Baths:	1 Main, 0 Up, 0 Low		
Main Bedroom:	21 x 13	Upper	Living/Great Room:	25 x 13	Main
Second Bedroom:	15 x 11	Upper	Dining Room:	14 x 13	Main
Third Bedroom:	13 x 14	Upper	Kitchen:	25 x 12	Main
Fourth Bedroom:	14 x 11	Upper	Family Room:	17 x 13	Main
			Fin Bsmt:	39 x 26	Lower
			Workshop:	17 x 12	Lower
			Deck:	26 x 10	Main
			Laundry Room:	13 x 6	Main

#### Building Information

Builder: Vincent Finisdore  
 Units in Development: 32  
 Pets: Yes  
 Basement Footprint:  
 Model:  
 Above Ground Sq Ft:  
 Below Ground Sq Ft: 1,035 / Listor

#### Features

Exterior: Stone Exterior, Stucco Exterior, Wood Exterior, Block/Brick Foundation, Shingle Roof, Wood Shake Roof, Exterior Lights, Street Lights, Underground Electric, Building Facade Orientation SouthWest, Deck, Corner Lot, Front Yard, Irregular Lot, Side Yard(s), Sloping Lot, Wooded, No Swimming Pool

#### Interior:

Attic/House Fan, Bay Window, Cable TV Wired, Stall Shower, Floored Attic, Pull-Down Stairs Attic, Center Hall Entrance, Main Bedroom Dressing Room, Main Bedroom Full Bath, Main Bedroom Sitting Area, Main Bedroom Walk-in Closet, Den/Study/Library, Game/Media, Utility/Mud, Workshop, No/Unknown Accessibility Modifications, Main Floor Laundry, One

Fireplace, Family Room Fireplace, Stone Fireplace, Finished Wood Floors, Stone Floors, Tile Floors, Vinyl/Lin Floors, Wall to Wall Carpet

Kitchen:	Kitchen & Breakfast Room, Built In Dishwasher, Cook Top, Disposal, Double Oven, Double Sink, Island, Pantry, Self-cleaning Oven, Wall Oven, Electric Cooking
Basement:	Full Basement, Drain System, Finished All Basement, Outside Entrance / Walk Out, Unfinished
Parking:	2 Car Garage, Attached Built In, Garage Door Opener, Inside Access, 3+Car Parking, Driveway Parking, Private Parking
Utilities:	Central Air, Energy Efficient Cooling, Gas Heating, Hot Air, 200-300 Amps, Circuit Breakers , Gas Hot Water, Public Water, Public Sewer
Assoc. Fee Incl:	Common Area Maintenance
Inclusions:	Washer, Dryer, And Window Treatments.
Exclusions:	Pool Table And Sarouk Oriental Carpet In Living Room

#### Remarks

Public: CLASSIC STONE 4 BR, 2.5 BATH COLONIAL IN THE HIGHLY DESIRABLE COMMUNITY OF ROUNDHILL. The home is situated on a ½ acre corner lot in the heart of a quiet 32 home St Davids neighborhood. Formerly part of the Ravenscliff estate, the area is known for its marvelous "Duck Ponds", the 48-acre open space of The Willows Park, and acclaimed gardens of Chanticleer. A perfect house for gracious entertaining and comfortable family living, it has been lovingly maintained by its original owners. Note the towering trees as you walk the curving flagstone path to the front door. Inside find a traditional floor plan with slate floor center entrance hall. Turn right and enter the spacious living room bathed in natural light from the bay window with Southeast exposure. Turn left and you are in the formal dining room, perfect for a dinner party. Walk straight and make yourself at home in the family room with wood burning fireplace set in a fieldstone hearth overlooking the wooded, private rear yard. The kitchen is the heart of any home and this is no exception with cherry cabinetry, Corian countertop, new electric cooktop, butcher-block center island, breakfast room, and sliding door to the large rear deck, perfect as a private, outdoor entertaining space. A separate office/library with one entire wall of floor to ceiling built-in bookshelves is conveniently located off of the kitchen as is the laundry/mud room with interior access to an oversized two-car garage. Upstairs is a large master bedroom suite with his and hers walk-in closets, newly tiled master bath with shower, and separate makeup area with second sink. Three additional bedrooms and tiled Hall Bath with tub and Travertine countertop complete the second level. Downstairs is a finished, walkout lower level, which spans the length of the house and includes a media area, billiard room, and unfinished workshop/storage area. This is a real plus, significantly expanding the family living space opportunities. The floors are solid oak hardwood, the windows are Pella, and the roof is tapersawn cedar shake, maintained by the Cedar Roof Company. New A/C - May 2017. This property offers the new home owner the perfect value combination: great neighborhood, well-maintained condition, the award winning Radnor Schools; and easy access to all major highways, the Village of Wayne, and rail transportation into Center City Philadelphia. A MUST SEE HOME IN A NEIGHBORHOOD WHERE PROPERTIES RARELY BECOME AVAILABLE FOR SALE!

Agent: Please visit [www.421RoundHill.com](http://www.421RoundHill.com) for an extensive photo tour and community information.

#### Showing

Appointment Phone: (610) 254-0214

Show Instructions: Call listing agent for all appointments.

Showing Features: Supra Electric Lockbox

Cross Street: St. Davids Rd

Map Grid: 7927D7

Directions: Conestoga Rd East to right on Brooke Rd; right on Darby-Paoli Rd; left on St Davids Rd; Round Hill Entrance on left; take first right on Round Hill Rd

#### Listing Office

Listing Agent: [David L. Alexander \(Lic# Unknown\)](#)

Listing Office: [Long & Foster-Devon](#) (LF-DEV)

92 W Lancaster Ave , Devon, PA 19333

Office Phone: (610) 225-7400

Office Fax:

(610) 225-7401

#### Compensation

Buyer Broker: 3

Transaction Broker: 1

Dual/Var Comm: No

Sub Agent Broker: 0

Listing Broker Bonus: 0

**Listing Information**

MLS #:7169200

Original Price: \$775,000  
List Contract Date: 04/26/2018  
Last Modified: 06/26/2018  
Off Market Date:  
List Expire Date:  
Agreement Type: ER  
Earliest Possession: Negotiable  
Finance Accepted: Conventional

PMP: 62  
DOM: 62  
Originating MLS:  
Short Sale/REO: No/No  
Broker Interest: No  
Sign: Yes  
Prospects Excluded: No  
Owner: Robert R & Mary W Reeder



Exterior Side

Foyer



Living Room

Living Room

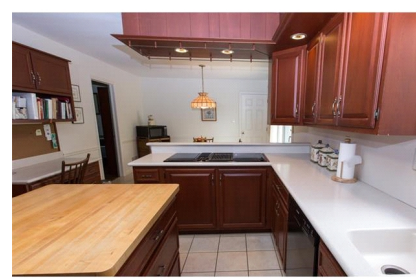
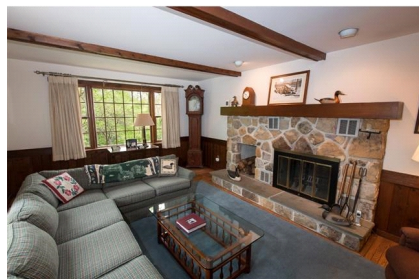
Dining Room



Dining Room

Half Bath

Family Room



Family Room

Kitchen

Kitchen



Office / Study



Laundry Room



Master Bedroom



Master Bedroom



Master Bathroom



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Basement - Finished



Game Room



Deck

