

# Agent Full

4226 Chatham Cir, Aston, PA 19014

Active

Residential

\$220,000



Recent Change: **02/24/2020 : New Active : ->ACT**

MLS #:	PADE509278	Beds:	3
Tax ID #:	09-00-00655-32	Baths:	2 / 1
Ownership Interest:	Fee Simple	Total Rooms:	11
Association:	HOA	Above Grade Fin SQFT:	1,777 / Assessor
Unit Entry Floor:	1	Price / Sq Ft:	123.80
Structure Type:	Row/Townhouse	Year Built:	1996
Levels/Stories:	3+	Property Condition:	Average+
Furnished:	No	Style:	Colonial
Waterfront:	No	Central Air:	Yes
Views:	Trees/Woods	Basement:	Yes
Garage:	Yes		

## Location

County:	Delaware, PA	School District:	<a href="#">Chichester</a>
MLS Area:	Upper Chichester Twp - Delaware County (10409)	High School:	Chichester
Subdiv / Neigh:	SOMERSET	Middle/Junior School:	Chichester
Transportation:	Airport less than 10 Miles, Bus Stop less than 1 mile, Metro/Subway Station 1 to 3 miles	Elementary School:	Hilltop
		Cross Street:	Somerset Lane

## Association / Community Info

HOA:	Yes	HOA Fee:	\$100 / Monthly
HOA Name:	SOMERSET	Capital Contribution Fee:	400.00
Prop Mgmt Company:	Pinnacle Realty Services	Association Recreation Fee:	No
Property Manager:	Yes	Property Manager:	David Allen
Mgmt Co. Phone:	(856) 374-8072	Mgmt Co. Fax:	(856) 374-8082
Association Fee Incl.:	All Ground Fee, Lawn Maintenance, Snow Removal, Trash		

## Taxes and Assessment

Tax Annual Amt / Year:	\$6,237 / 2019	Tax Assessed Value:	\$123,700 / 2019
School Tax:	\$4,930 / Annually	Imprv. Assessed Value:	\$90,080
County Tax:	\$676 / Annually	Land Assessed Value:	\$33,620
City/Town Tax:	\$631 / Annually	Historic:	No
Clean Green Assess:	No	Land Use Code:	R-10
Municipal Trash:	No	Block/Lot:	065-000
Loss Mitigation Fee:	No		
Agricultural Tax Due:	No		
Zoning:	RESIDENTIAL		

## Rooms

			Bed	Bath
Family Room:	Lower 1	19 x 18, Basement - Finished, Flooring - Carpet	Main	1 Half
Storage Room:	Lower 1	16 x 13, Basement - Unfinished, Flooring - Concrete	Upper 1	3
Living Room:	Main	16 x 13, Flooring - Carpet		2 Full
Dining Room:	Main	12 x 12, Flooring - HardWood, Formal Dining Room		
Kitchen:	Main	13 x 11, Countertop(s) - Granite, Kitchen - Gas Cooking		

Half Bath: Main 7 x 4, Flooring - Tile  
Master Bedroom: Upper 1 14 x 12, Cathedral/Vaulted Ceiling, Flooring - Carpet  
Bedroom: Upper 1 13 x 12, Flooring - Carpet  
Bedroom: Upper 1 14 x 10, Flooring - Carpet  
Master Bathroom: Upper 1 8 x 7, Flooring - Tile  
Bathroom: Upper 1 8 x 6, Flooring - Tile, Tub Shower  
Attic: Upper 2 12 x 10, Attic - Pull-Down Stairs

### Building Info

Builder Model: Mystic Series  
Builder Name: Iacobucci  
Above Grade Fin SQFT: 1,777 / Assessor  
Below Grade Fin SQFT: 324 / Estimated  
Total Below Grade SQFT: 324 / Estimated  
Total Fin SQFT: 2,101 / Estimated  
Tax Total Fin SQFT: 1,777  
Total SQFT: 2,276 / Estimated  
Wall & Ceiling Types: Dry Wall  
Foundation Details: Concrete Perimeter, Slab  
Basement Type: Heated, Improved, Outside Entrance, Partially Finished, Poured Concrete, Rear Entrance, Slab, Sump Pump, Walkout Level, Water Proofing System  
Basement Footprint: 75%

Floors In Unit Count: 2  
Main Entrance Orientation: Southeast  
Construction Materials: Vinyl Siding  
Above Grade Unfin SQFT: 175 / Estimated  
Flooring Type: Carpet, Hardwood, Tile/Brick  
Roof: Asbestos Shingle  
Basement Finished: 65%

### Lot

Lot Acres / SQFT: 0.06a / 2,439sf / Assessor  
Views: Trees/Woods  
Location Type: Suburban

Lot Size Dimensions: 24.00 x 109.00  
Road: Black Top, Paved  
Lot Features: Backs - Open Common Area, Backs to Trees, Front Yard, Level, No thru street, Rear Yard, Road Frontage, Secluded

### Ground Rent

Ground Rent Exists: No

### Interior Features

Interior Features: Attic, Carpet, Dining Area, Formal/Separate Dining Room, Kitchen - Country, Kitchen - Island, Master Bath(s), Pantry, Stall Shower, Upgraded Countertops, Walk-in Closet(s), Wood Floors, 1 Fireplace(s), Corner, Free Standing, Gas/Propane, Dishwasher, Disposal, Dryer, Dryer-Front Loading, Dryer-Gas, Microwave, Oven-Self Cleaning, Stove, Washer, Washer- Front Loading, Accessibility Features: None, Security System, Smoke Detector, Door Features: Sliding Glass, Window Features: Double Hung, Screens, Dryer In Unit, Upper Floor Laundry, Washer In Unit

### Exterior Features

Exterior Features: Sidewalks, Street Lights, Deck(s), Patio(s)

### Parking

Parking: Attached Garage, Driveway Parking, On Street Parking, 1 Total Garage Spaces, 1 Attached Garage Spaces, Garage Door Opener, Garage - Front Entry, Inside Access, 2 Total Non-Garage Parking Spaces, 3 Total Garage and Parking Spaces, Asphalt Driveway, Private Parking

### Utilities

Utilities: Electric Available, Fiber Optics Available, Natural Gas Available, Sewer Available, Under Ground, Water Available, Central A/C, Cooling Fuel: Electric, Electric Service: 100 Amp Service, Heating: Forced Air, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer

### Remarks

Inclusions: Newer refrigerators in kitchen and garage; washer; dryer; and gas fireplace in as is condition.

Agent: Please see [www.4226Chatham.com](http://www.4226Chatham.com) for photo tour and 3D virtual tour! Delaware County taxes are in the midst of reassessment. Please see the following link for more information - <http://delcorealestate.co.delaware.pa.us/delcoreassessment/>. The anticipated Springbrooke Trade Center development in Aston Township will not be contiguous with this property.


Public: CHARMING SOMERSET COMMUNITY, 3 BEDROOM, 2.1 BATH TOWNHOME WITH FINISHED, WALKOUT LOWER LEVEL. . . . This model is a Mystic Series, which was the largest townhome built in the Somerset Community. . . . A spacious, sun-filled Living Room sets the tone for this lovely home and flows right into the open concept formal Dining Room and Kitchen with Brazilian, Cherry

hard wood floors, providing a great space for entertaining. . . . The Kitchen is loaded with Oak cabinets; granite countertops; kitchen island; deep sink; and Anderson slider access to an oversized deck with private, wooded, sunset views. By far this is one of the best features of the home. You have all types of birds visiting and may even see a fox now and then. . . . Additionally, there is a hallway powder room, inside access to the garage, and large double closet for great storage. . . . The second level offers a large master bedroom with cathedral ceiling, walk-in closet, and en-suite bathroom with shower stall. . . . Two additional bedrooms with double closets, tiled hall bath with tub, and hallway laundry for added convenience complete this level . . . . The floored attic space with arched ceiling provides plentiful storage. . . . The lower level is another great feature of the home. It includes a walkout finished basement with gas fireplace, creating a warm and peaceful ambience for relaxing or entertaining and is perfect as a large family room. . . . Walkout through sliders to a large, concrete patio protected by the deck above with a beautiful wooded view. . . . The unfinished portion of basement provides a large, additional storage room, exercise room, or workshop. . . . This home features an attached garage with overhead shelving and two, dedicated parking spaces out front. . . . The Homeowner association cuts the grass and shovels the snow from your driveway. . . . A new roof was added in the Summer of 2019. . . . Master and guest bedrooms painted in 2019. . . . This property is located off of Route 452; 5 minutes from Route 95; 15 minutes from the Philadelphia International Airport; and 15 minutes from the Concord Mall and Delaware tax-free shopping! . . . . Walmart and the IceWorks Skating Complex are around the corner. . . . MOVE RIGHT IN! . . . . ACT NOW!

**Listing Office**

Listing Agent: [Dave Alexander](#) (3120154) (Lic# RS250317) (610) 254-0214  
 Listing Agent Email: [dave@dalexander.com](mailto:dave@dalexander.com)  
 Broker of Record: Nicholas D'Ambrosia (3278557) (Lic# 38712 - MD)  
 Listing Office: [Long & Foster Real Estate, Inc.](#) (LF-DEV) (Lic# Unknown)  
 92 Lancaster Ave, Devon, PA 19333  
 Office Manager: Janet Rubino (3198013) (Lic# AB046540A - PA)  
 Office Phone: (610) 225-7400 Office Fax: (610) 225-7401

**Showing**

Appointment Phone: (610) 254-0214  - [Schedule a showing](#)  
 Showing Contact: Agent  
 Contact Name: David L. Alexander Lock Box Type: Supra, Combo  
 Showing Requirements: Appointment Only, Call First - Lock Box Location: Front door  
 Listing Agent, Lockbox-Combo,  
 Lockbox-Supra, Sign on Property  
 Directions: Take Route 452 South to Somerset Lane; first left on Chatham Circle; house is on the right.

**Compensation**

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

**Listing Details**

Original Price:	\$220,000	Owner Name:	Francis J Comeau Jr & Darlene R Comeau
Vacation Rental:	No	Owner Phone:	(215) 704-2581
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	1 / 1
Prospects Excluded:	No	Listing Terms:	As is Condition
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	Yes	Expiration Date:	02/23/21
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	02/24/2020	Home Warranty:	No
Listing Entry Date:	02/24/2020	Pets Allowed:	Yes
Possession:	61-90 Days CD	Pet Restrictions:	Cats OK, Dogs OK
Acceptable Financing:	Cash, Conventional, FHA, VA		
Federal Flood Zone:	No		
Disclosures:	Lead Based Paint - State, Prop Disclosure		



Attached Garage and Two Parking Spaces in Front



Living Room is Spacious and Sun-Filled



Living Room Flows Into Dining Room and Kitchen



Living Room has Southeast Orientation



Living Room has Laminate Entry and is Carpeted



Open Concept Dining Room to Kitchen



Brazilian Cherry Hard Wood Floors



Kitchen Loaded with Oak Cabinets



Anderson Slider Access to Oversized Rear Deck



Kitchen Island with Granite Countertop



Granite Countertops with Deep Sink



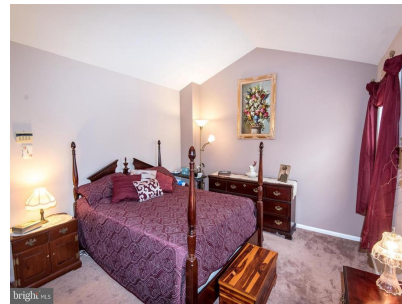
Powder Room in First Floor Hallway



Powder Room in First Floor Hallway



Master Bedroom with Cathedral Ceiling



Master Bedroom is Carpeted



Master Bedroom has Walk-In Closet



Master Bath with Stall Shower - Freshly Painted



Guest Bedroom has a Sun-Filled, Southeast View



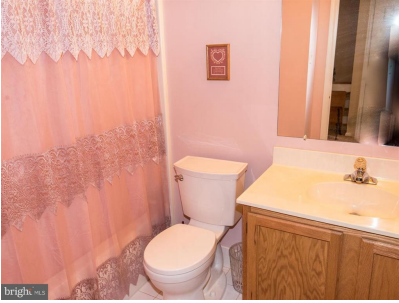
Guest Bedroom is Spacious



Guest Bedroom has Double Closet



Third Bedroom Makes a Nice Office



Hall Bathroom with Tiled Floor



Hall Bathroom with Tiled Floor



Lower Level Family Room with Gas Fireplace



Family Room has Walkout to Patio with Wooded View



Family Room is Perfect for Relaxing / Entertaining



One of the Best Features of This Home



Unfinished Lower Level Storage & Exercise Room



Unfinished Space Can Also Serve as a Workshop



Oversized Rear Deck has Wooded, Sunset Views



There are Lots of Birds and even a Fox Now & Then



Rear Patio Covered by the Deck Above

