

Agent Full

732 Conshohocken State Rd, Bala Cynwyd, PA 19004

Active

Residential

\$300,000



Recent Change: **09/28/2019 : DOWN : \$309,000->\$300,000**

MLS #:	PAMC610070	Beds:	2
Tax ID #:	40-00-57296-003	Baths:	1 / 0
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	1,600 / Assessor
Entry Floor Number:	1	Price / Sq Ft:	187.50
Structure Type:	Twin/Semi-Detached	Year Built:	1946
Levels/Stories:	2	Property Condition:	Age+
Waterfront:	No	Style:	Colonial
Garage:	Yes	Central Air:	Yes
		Basement:	Yes

Location

County:	Montgomery, PA	School District:	Lower Merion
MLS Area:	Lower Merion Twp - Montgomery County (10640)	High School:	Lower Merion
Subdiv / Neigh:	College Park	Middle/Junior School:	Bala-Cynwd
		Elementary School:	Cynwyd
		Cross Street:	Rock Hill Road

Association / Community Info

Property Manager: No

Taxes and Assessment

Tax Annual Amt / Year:	\$4,262 / 2018	Tax Assessed Value:	\$115,850 / 2019
School Tax:	\$3,376	Historic:	No
County Tax:	\$401 / Annually	Land Use Code:	1101
City/Town Tax:	\$485 / Annually	Block/Lot:	059
Clean Green Assess:	No		
Municipal Trash:	Yes		
Agricultural Tax Due:	No		
Zoning:	R6		

Rooms

				Bed	Bath
Basement:	Lower 1	15 x 12, Basement - Unfinished, Flooring - Concrete	Upper 1	2	1 Full
Laundry:	Lower 1	11 x 8, Flooring - Concrete			
Living Room:	Main	19 x 15, Ceiling Fan(s), Flooring - HardWood			
Dining Room:	Main	15 x 11, Flooring - HardWood			
Kitchen:	Main	15 x 8, Ceiling Fan(s), Countertop(s) - Granite, Flooring - Tile, Kitchen - Gas Cooking			
Sun/Florida Room:	Main	14 x 11, Cathedral/Vaulted Ceiling, Fireplace - Gas			
Screened Porch:	Main	10 x 8			
Master Bedroom:	Upper 1	17 x 15, Ceiling Fan(s), Flooring - Carpet, Master Bedroom - Dressing Area, Master Bedroom - Sitting Area			
Bedroom:	Upper 1	14 x 12, Ceiling Fan(s), Flooring - Carpet			
Bathroom:	Upper 1	7 x 4, Flooring - Tile			
Bathroom:	Upper 1	7 x 4, Flooring - Tile			

Building Info

Above Grade Fin SQFT:	1,600 / Assessor	Main Entrance Orientation:	North
Total Fin SQFT:	1,600 / Assessor	Construction Materials:	Stone, Vinyl Siding
Tax Total Fin SQFT:	1,600	Flooring Type:	Carpet, Ceramic Tile, Hardwood
Total SQFT:	1,600 / Assessor	Roof:	Flat
Wall & Ceiling Types:	Dry Wall		
Basement Type:	Full		

Lot

Lot Acres / SQFT:	0.09a / 4,006sf / Assessor	Lot Size Dimensions:	30.00 x 133.53
		Lot Features:	Backs to Trees, Front Yard, Landscaping, Partly Wooded, Rear Yard, SideYard(s), Sloping

Interior Features

Interior Features: Accessibility Features: None

Parking

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

Utilities

Utilities: Cable TV, Electric Available, Natural Gas Available, Sewer Available, Water Available, Central A/C, Cooling Fuel: Natural Gas, Electric Service: 200+ Amp Service, Circuit Breakers, Heating: Forced Air, Heating Fuel: Natural Gas, Water Source: Public, Sewer: Public Sewer

Remarks


Agent: Please visit www.732ConshyState.com for an extensive photo tour inside and from above!

Public: SUPER CONDITION | LOTS OF CHARM | EASY TO CARE FOR | MINUTES FROM PHILADELPHIA . . . Upgraded twin home with 2 large bedrooms (originally 3 bedrooms renovated to expand size of master bedroom to add tons of closet space but easily converted back) and 1 bath . . . Amazing kitchen with granite countertops and 42 inch high cabinets . . . Tiled hall bathroom . . . Random width, oak hardwood floors throughout . . . Lots of closet space . . . Bright and sunny enclosed front porch with storage benches . . . Rear sun room with gas fireplace and three walls of windows . . . Rear deck for your BBQ . . . Convenient walk-in access from attached garage to lower level . . . If you work in Philadelphia, there is easy access from the Belmont Avenue / Green Lane exit of the Schuylkill Expressway . . . If you like to bike or walk, the Cynwyd Heritage, Manayunk Bridge, Pencyod and Schuylkill Trails are minutes away . . . AWARD WINNING LOWER MERION SCHOOLS . . . NO PHILADELPHIA WAGE TAX . . . Just move in and enjoy all this home location has to offer!

Listing Office

Listing Agent:	Dave Alexander (3120154) (Lic# RS250317 - PA)	(610) 254-0214
Listing Agent Email:	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
Showing Requirements:	Call First - Listing Agent	Lock Box Location: Front Door
Directions:	Take Rock Hill Road from the Schuylkill Expressway; left on Conshohocken State Road; house is on the right.	

Compensation

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

Listing Details

Original Price:	\$350,000	Previous List Price:	\$309,000
Vacation Rental:	No	Owner Name:	Peter S & Ellen L Bodenheimer
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	127 / 127
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expiration Date:	05/16/20
Dual Agency:	Yes	Home Warranty:	Yes
Sale Type:	Standard	Pets Allowed:	Yes
Listing Term Begins:	05/17/2019	Pet Restrictions:	Cats OK, Dogs OK

Listing Entry Date: 05/17/2019
Possession: Negotiable

Federal Flood Zone: No



Living Room

Living Room



Living Room

Living Room

Dining Room & Kitchen



Dining Room

Dining Room

Dining Room



Kitchen

Kitchen

Kitchen



View from Kitchen to Dining Room

Master Bedroom

Master Bedroom



Master Bedroom



Master Bedroom Closets



Bedroom Two



Bedroom Two



Bedroom Two



Hall Bath



Hall Bath



Hall Bath



Sunroom in Rear



Sunroom in Rear



Sunroom in Rear



Front Enclosed Porch



Front Enclosed Porch



Front Enclosed Porch



Lower Level



Lower Level



Laundry Room



Rear yard



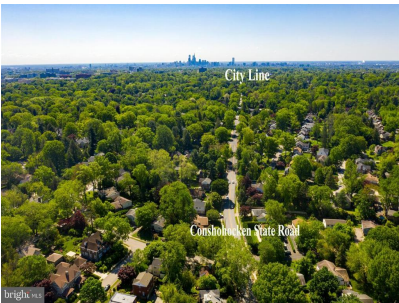
View from Rear Yard



Side Yard Steps to Rear Sunroom



View Toward Manayunk from Above!



View Toward City Line from Above!



View Bala-Cynwyd Middle School from Above!



View of Merion Memorial Park from Above!



Exterior Front

