



1 of 25 Exterior Front

<b>General</b>			
<b>MLS #:</b> 6536695	<b>Subdiv / Nei:</b> Salina Hills	<b>Ownership:</b> FeeSimple	<b>Beds, Baths:</b> 3 2/1
<b>MLS Area:</b> 20818 Washington Twp	<b>School Dist:</b> Washington Twp	<b>Type:</b> Single/Detac	<b>Age:</b> 34
<b>County:</b> Gloucester	<b>- High:</b> Washington	<b>Design:</b> 2-Story	<b>AbvGr SqFt:</b> 2,013/ L
<b>Tax ID #:</b> 18-00019 14-00016	<b>- Middle:</b> Chestnut R	<b>Style:</b> Colonial ,Contemporary	<b>BlwGr SqFt:</b> 300/ L
	<b>- Elem:</b> Hurffville		<b>Aprox SqFt:</b> 2,013
			<b>SqFt Source:</b> Assessor
			<b>Unit Floor #:</b> AC: Y

<b>Room Dimensions</b>			<b>Other Information</b>		
<b>LR/GR:</b> 21 x 12 M	<b>Main BR:</b> 17 x 13 U	<b>Laundry:</b> 13 x 7 M	<b>Total Rooms:</b> 11		
<b>Dining:</b> 14 x 10 M	<b>2nd BR:</b> 14 x 11 U	<b>Office:</b> 11 x 9 M	<b>Bath Full:</b> 0M 2U 0L		
<b>Kitchen:</b> 17 x 9 M	<b>3rd BR:</b> 11 x 11 U	<b>Porch:</b> 14 x 13 M	<b>Bath Part:</b> 1M 0U 0L		
<b>Family:</b> 20 x 14 M	<b>4th BR:</b>		<b>Model:</b> Braeburn		
<b>Inclusions:</b> Negotiable!			<b>Builder:</b> Paparone		

<b>Exclusions:</b>					
<b>Basement Finished %:</b> 50%					
<b>Tax Information</b>		<b>Association Information</b>		<b>Lot Information</b>	
<b>RE Taxes / Yr:</b> \$7398 / 2014	<b>Condo / HOA:</b> N / N	<b>Aprox Acr:</b> 0.44	<b>Land Use:</b>	<b>Zoning:</b> PR1	
<b>Assessment:</b> 219000	<b>Recur Fee / Freq:</b>	<b>Aprox SqFt:</b> 19,166	<b>AproxDim:</b> 155X125	<b>Watfrnt:</b> N/	

**Features:** GasHeat, HotAirHeat, GasHotWater, CentralAir, PublicWater, PublicSewer, 100-150AmpEI  
**Parking:** 2-CarGarage, Att/BuiltInG, InsideAccess, GarDoorOpner, Oversizedgar, 3+CarParking, StreetParkng, DrivewayPrk  
**Exterior:** StreetLights, Fencing, UndrgrndElec, ExteriorLght, Alu/SteelExt, VinylExt, WoodExt, Block/BrickF, CornerLot, LevelLot, OpenLot, FrontYard, RearYard, SideYard(s), PitchedRoof, ShingleRoof, Shed(s), Porch, NoPool  
**Bsmt:** FullBasement, UnfinishBsmt, Finished(Partial) **Interior:** PullDnStairs, FlooredAttic, OneFirePI, BrickFirePI, LR/GRFireP, Gas/Propane, W/WCarpeting, Vinyl/LinFI, TileFI, Cathedral/Va, 9Ft+Ceiling, CeilingFan(s), Attic/HseFan, CableTVWired, StallShower, ReplacementWdws, FulBathMnBed, Foyer/VestEn, Den/Study/Li, Workshop, Game/MediaRm, NoModifs/Unk, MainFirLndry **Kit:** KitW/BrkfstR, ElecCooking, KitPantry, SelfClnOven, BuiltInDishW, Disposal  
**Poss:** Negotiable **Finance:** ConventnalFi, VA, FHA203(b) **Cond:** Average+ **Building Orient:** BldOrientationE

**Remarks:**  
**Public:** WELCOME HOME - CORNER LOT SALINA HILLS CONTEMPORARY IN WASHINGTON TWP SCHOOL DISTRICT!  
 This well cared for, Paparone built, Braeburn Model, three bedroom, two and a half bath home with "GOOD BONES" is a great family home. Cathedral ceilings in the foyer and living room make for an elegant entryway. A spacious living room includes a window seat and ample area to entertain friends and guests and access to a separate office / den / media room. The kitchen is the center of the home, featuring a sunny breakfast room and four stool breakfast bar opening into a spacious family room with a cozy, gas log fireplace. Glass sliding doors lead you from the family room to a 14 x 13 screened-in porch and huge backyard - perfect for your family to play, your dog to run, a BBQ or friends to play volley ball. A nice-sized laundry / mud room also provides access to the side yard and oversized two-car garage with pull-down steps to floored garage loft for additional storage. The basement is partially finished and would make an excellent play room and includes a separate, sizable workshop / utility / storage area. Fenced yard, storage shed . . . the list goes on and on. This home has been truly loved for many years by the same owners and will be missed by them and their family. Easy access to local shopping and major highways to Philadelphia, the Jersey Shore, and Wilmington. ABSOLUTE MOVE-IN CONDITION. TAKE ADVANTAGE OF LOW MORTGAGE INTEREST RATES AND CALL TODAY!  
 🚗 Route 42 to Greentree Road; Right on Egg Harbor Road (Route 630); Left on Salina Road; Left on Champion Way; follow Champion Way to house on left!