

**KW Realty Group**

Member Full Report courtesy of: **James Marks**  
1 to 1 of 6 Listings

Office: (610) 792-5900 Ext8115  
Mobile Phone: (610) 705-4014  
E-mail: jmarks@kw.com

**1** 132 Sycamore Ct, Collegeville, PA 19426 **0.1 mi RES ACT \$175,000**



<b>MLS #:</b>	6110617	<b>Beds, Baths:</b>	3 1/1
<b>MLS Area:</b>	10661	<b>Ownership:</b>	FeeSimple
	U Providence Twp	<b>Type:</b>	Row/Townhous
<b>County:</b>	Montgomery	<b>Design:</b>	2-Story
<b>Tax ID #:</b>	61-00-04934-162	<b>Style:</b>	Colonial
<b>Subdiv / Nei:</b>	Perkiomen Woods	<b>Basement:</b>	Y
<b>School Dist:</b>	Springford	<b>Age:</b>	33
- High:	Spring-Frd	<b>Int SF:</b>	1,451/ A
- Middle:		<b>Unit Floor #:</b>	
- Elem:		<b>Central Air:</b>	Y
		<b>Internet:</b>	Y / Y

**Directions**

Rt 29 (2nd Ave) turn onto Perkiomen Blvd, R-Palmetto Dr, L-Sycamore Ct

**Cross Street:** Perkiomen Blvd

**Map Grid:** 7673C7

**Room Dimensions**

<b>LR/GR:</b>	12 x 19 M	<b>Main BR:</b>	12 x 19 U
<b>Dining:</b>	10 x 12 M	<b>2nd BR:</b>	10 x 15 U
<b>Kitchen:</b>	10 x 12 M	<b>3rd BR:</b>	9 x 15 U
<b>Family:</b>		<b>4th BR:</b>	

**Inclusions:**  
**Exclusions:**

**Other Information**

**Rooms:** 6  
**Bath Full:** 0M 0U 0L  
**Bath Part:** 0M 0U 0L  
**Model:**  
**Builder:**

**Tax Information**

**Taxes / Yr:** \$2497 / 2012Blk  
**Assessment:** 90980 **Lot** 029

**Association Info**

**Condo / HOA:** N / Y  
**Recur Fee / Freq:** \$99.00/M  
**One-time Fee:** \$1,188.00

**Lot Information**

**Acr / SF:** 0.05 / 2,000 **Land Use:** 1101 **Zoning:** R3  
**Lot Dim:** 0x0 **Waterfront:** N

**Features**

**Utilities:** ElectricHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer **Parking:** NoGarage, 2-CarParking  
**Exterior:** WoodExt, BrickExt, ShingleExt, AssocPool **Bsmt:** FullBasement, FinishedBsmt **Interior:** OneFirePl,  
NoModifs/Unk, MainFlrLndry **Kit:** EatInKitchen, ElecCooking, **Cond:** Average+ **Docs:** Disc

**Remarks**

**Public:** Well maintained and ready to sell. New roof, new AC compressor, rain gutters, hot water heater, garbage disposal, carpeting on the upper level, paint inside & out. Finished basement, fireplace, large kitchen, 3 bedrooms and laundry area/closet on the main floor. Beautiful hardwood floors in LR and DR with sliders opening to rear patio. Sliders on the upper floor's Main Bedroom leading to balcony with a wonderful view. Tucked in the back of the neighborhood with private back yard and scenic view. Walking distance to pool and tennis courts. Don't miss this one, everything has been taken care of!  
**Agent:** Bring Offer ~ ready to sell

**Brokerage Information**

Prudential Fox & Roach Realtors- Collegeville	PFRCVL	(610) 831-5300	<b>SBr:</b>	<b>OPr:</b> \$175,000
<b>ListAgent:</b> Megan Goldstein	228552	(610) 831-5300	<b>BBr:</b> 3	<b>LDt:</b> 09/13/2012
<b>CoListAg:</b> Cynthia Bergen	<b>Appointment Phone:</b>	(888) 643-0123	<b>TBr:</b>	

**Show:**  
**Poss:** Immediate

	<b>Agmt:</b> ER	<b>OMD:</b>
	<b>Sign:</b> Y	<b>DVB:</b> N
	<b>BkInt:</b> N	<b>LMD:</b> 01/29/2013
	<b>PrExc:</b> N	<b>DOM:</b> 141
<b>Owner:</b> Carolyn S Walker	<b>Disclosure:</b>	<b>PMP:</b> 141
	<b>Short Sale:</b> N	

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2 to 2 of 6 Listings

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E-mail: jmarks@kw.com

**2** 113 Sycamore Ct, Collegeville, PA 19426 **0.0 mi RES PND \$160,000**



Dining Room

**MLS #:** 6111748 **Beds, Baths:** 3 1/1  
**MLS Area:** 10661 **Ownership:** FeeSimple  
 U Providence Twp **Type:** Row/Townhus  
**County:** Montgomery **Design:** 2-Story  
**Tax ID #:** 61-00-04934-243 **Style:** Colonial  
**Subdiv / Nei:** Perkiomen Woods **Basement:** Y  
**School Dist:** Springford **Age:** 35  
 - **High:** Spring-Frd **Int SF:** 1,451/ S  
 - **Middle:** **Unit Floor #:**  
 - **Elem:** **Central Air:** Y  
**Internet:** Y / Y

**Directions**

Rt. 29 (2nd Ave) turn onto Perkiomen Blvd, right on Palmetto Dr. left on Sycamore to house on left.

**Cross Street:** Perkiomen Blvd

**Map Grid:** 7673C7

**Room Dimensions**

**LR/GR:** 12 x 19 M **Main BR:** 12 x 19 U  
**Dining:** 10 x 12 M **2nd BR:** 10 x 15 U  
**Kitchen:** 10 x 12 M **3rd BR:** 9 x 15 U  
**Family:** **4th BR:**  
**Inclusions:**  
**Exclusions:**

**Other Information**

**Rooms:** 6  
**Bath Full:** 0M 0U 0L  
**Bath Part:** 0M 0U 0L  
**Model:**  
**Builder:**

**Tax Information**

**Taxes / Yr:** \$2494 / 2012Blk  
**Assessment:** 89320 **Lot** 065

**Association Info**

**Condo / HOA:** N / Y  
**Recur Fee / Freq:** \$99.00/M  
**One-time Fee:** \$1,188.00

**Lot Information**

**Acr / SF:** 0.05 / 2,000 **Land Use:** 1101 **Zoning:** R3  
**Lot Dim:** 20 **Waterfront:** N

**Features**

**Utilities:** ElectricHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer **Parking:** NoGarage, 2-CarParking  
**Exterior:** WoodExt, BrickExt, Shed(s), Deck, NoPool **Bsmnt:** FullBasement, FinishedBsmnt **Interior:** NoFireplace,  
 W/WCarpeting, FulBathMnBed, Foyer/VestEn, NoModifs/Unk, BsmntLaundry **Kit:** EatInKitchen, ElecCooking,  
**Assn Inc:** ComAreaMaint, SnowRemoval, TrashRemoval, TennisCourt, PlayGround, ExtPoolFee, ExtClubFee  
**Finance:** ConventnalFi, FHA, VA **Cond:** FixUp/TLC **Docs:** Disc

**Remarks**

**Public:** Priced to sell, great Perkiomen Woods location!Good handyman special for contractor or investor. Just add some of your special touches and make this house your own. Finished basement with outside entrance, deck off master bedroom with fantastic views and full one year home warranty included. Within walking distance to pool, clubhouse and tennis courts. Easy access to 422 and new Wegmans complex!This is a must see-easy to show, no confirmation required. Owner says MAKE AN OFFER!

**Brokerage Information**

Century 21 Alliance-Audubon C21ALLAU (610) 666-0202 **SBr:** 0 **OPr:** \$165,000  
**ListAgent:** Cathy Simmons 197380 (610) 724-6760 **BBr:** 3 **LDt:** 09/15/2012  
**CoListAg:** **Appointment Phone:** (877) 221-7469 **TBr:** 1

**Show:**

**Show:** ComboLockBox **Poss:** Immediate

**Agmt:** ER **OMD:** 11/18/2012  
**Sign:** Y **DVB:** N **LMD:** 11/26/2012  
**BkInt:** N **LBon:** **DOM:** 65

**Owner:** David Sikora & Lippincott Paul

**Disclosure:**

**PrExc:** N **PMP:** 65  
**Short Sale:** N

**Contract & Settlement Information**

**SellOffice:** Bonaventure Realty BNVNTRTY (610) 409-9200 **PDt:** 11/18/2012 **LPr:** \$160,000  
**SellAgent:** Christie Hussar 60022350 (610) 621-6922 **ShrtSale:** N **SDt:** 03/28/2013

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E-mail: jmarks@kw.com

**3** 117 Larchwood Ct, Collegeville, PA 19426      0.1 mi    RES    PND      \$192,500



Exterior Front

<b>MLS #:</b>	6024166	<b>Beds, Baths:</b>	3 1/1
<b>MLS Area:</b>	10661	<b>Ownership:</b>	FeeSimple
	U Providence Twp	<b>Type:</b>	Row/Townhous
<b>County:</b>	Montgomery	<b>Design:</b>	2-Story
<b>Tax ID #:</b>	61-00-02834-363	<b>Style:</b>	Colonial
<b>Subdiv / Nei:</b>	Perkiomen Woods	<b>Basement:</b>	Y
<b>School Dist:</b>	Springford	<b>Age:</b>	32
- <b>High:</b>	Spring-Frd	<b>Int SF:</b>	1,451/ A
- <b>Middle:</b>	Spring-Frd	<b>Unit Floor #:</b>	
- <b>Elem:</b>	Oaks	<b>Central Air:</b>	Y
		<b>Internet:</b>	Y / Y

**Directions**

422 to N on Rt. 29 to R into Perkiomen Woods. Follow past tennis courts to Larchwood on Right. Home on Left

**Cross Street:** Perkiomen Blvd

**Map Grid:** 7673D7

**Room Dimensions**

<b>LR/GR:</b> 22 x 19 M	<b>Main BR:</b> 17 x 12 U	<b>Basement:</b> 18 x 18 L
<b>Dining:</b>	<b>2nd BR:</b> 13 x 10 U	<b>Office:</b> 9 x 8 L
<b>Kitchen:</b> 11 x 10 M	<b>3rd BR:</b> 13 x 9 U	
<b>Family:</b>	<b>4th BR:</b>	
<b>Inclusions:</b>		
<b>Exclusions:</b>		

**Other Information**

**Rooms:**  
**Bath Full:** 0M 0U 0L  
**Bath Part:** 0M 0U 0L  
**Model:**  
**Builder:**

**Tax Information**

**Taxes / Yr:** \$2531 / 2012Blk  
**Assessment:** 92210      **Lot** 088

**Association Info**

**Condo / HOA:** N / Y  
**Recur Fee / Freq:** \$99.00/M  
**One-time Fee:** \$1,188.00

**Lot Information**

**Acr / SF:** 0.05 / 2,000      **Land Use:** 1101      **Zoning:** R3  
**Lot Dim:** 20      **Waterfront:** N

**Features**

**Utilities:** ElectricHeat, HotAirHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer      **Parking:** NoGarage, 2-CarParking      **Exterior:** WoodExt, BrickExt, RearYard, Patio, Balcony, AssocPool      **Bsmt:** FullBasement, FinishedBsmt, OutSide/WlkO      **Interior:** OneFirePl, LR/GRFireP, W/WCarpeting, Vinyl/LinFl, WalkInClistMB, Foyer/VestEn, NoModifs/Unk, MainFlrLndry      **Kit:** EatInKitchen, ElecCooking,      **Assn Inc:** ComAreaMaint, SnowRemoval, TrashRemoval, TennisCourt, PlayGround, ExtPoolFee, ExtClubFee      **Finance:** ConventnalFi, FHA, VA      **Cond:** Average+      **Docs:** Bldg Plans, Disc

**Remarks**

**Public:** Here it is, the one you've been waiting for! This Perkiomen Woods townhome is perfect & ready for you to move right in. Walk through the front door & you'll notice the Pergo style flooring that extends through the 1st floor. The kitchen has been updated w/ Corian counters, tiled backsplash & updated fixtures, cabinets & appliances. The living & dining rooms have extensive crown molding & are accented by a cozy fireplace. A new sliding door leads to the patio & fenced rear yard that is perfect for those summer BBQ's. Downstairs the finished walkout basement has a huge family room & a separate office area. Upstairs, the master bedroom has 2 closets, 1 walk-in, & a private balcony overlooking the rear yard. A completely updated bathroom & 2 add'l beds complete this amazing home. Enjoy the community tennis courts, pool, clubhouse & new playground plus the Perkiomen Trail passes right through the neighborhood. Close to everything: major roads, schools, dining & shopping at The Providence Town Center      **Agent:** One time capital contribution due by buyer at settlement. See "Building Plan" document for engineer report disclosed by previous owners

**Brokerage Information**

Prudential Fox & Roach Realtors- Collegeville	PFRCVL	(610) 831-5300	<b>SBr:</b>	<b>OPr:</b> \$195,000
<b>ListAgent:</b> Andrew Himes	60019734	(267) 231-8255	<b>BBr:</b> 3%	<b>LDt:</b> 03/17/2012
<b>CoListAg:</b>	<b>Appointment Phone:</b>	(888) 643-0123	<b>TBr:</b>	
<b>Show:</b> CallToShow, ComboLockBox	<b>Poss:</b> Negotiable		<b>Agmt:</b> ER	<b>OMD:</b> 11/21/2012
			<b>Sign:</b> Y	<b>DVB:</b> N <b>LMD:</b> 11/28/2012
			<b>BkInt:</b> N	<b>LBon:</b> <b>DOM:</b> 250
<b>Owner:</b> Amanda H Pierce		<b>Disclosure:</b>	<b>PrExc:</b> N	<b>PMP:</b> 250
			<b>Short Sale:</b> N	

**Contract & Settlement Information**

<b>SellOffice:</b> Century 21 Alliance- Royersford	C21ALL-R	(610) 948-2100	<b>PDt:</b> 11/21/2012	<b>LPr:</b> \$192,500
<b>SellAgent:</b> Kristi Venezia	60047514	(610) 587-3414	<b>ShrtSale:</b> N	<b>SDt:</b> 02/15/2013

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E-mail: jmarks@kw.com

**4** **130 Larchwood Ct, Collegeville, PA 19426** **0.1 mi** **RES** **STL** **\$172,000**



<b>MLS #:</b>	5892717	<b>Beds, Baths:</b>	3 2/1
<b>MLS Area:</b>	10661	<b>Ownership:</b>	FeeSimple
	U Providence Twp	<b>Type:</b>	Row/Townhus
<b>County:</b>	Montgomery	<b>Design:</b>	2-Story
<b>Tax ID #:</b>	61-00-02834-156	<b>Style:</b>	EndUnit/Row
<b>Subdiv / Nei:</b>	Perkiomen Woods	<b>Basement:</b>	Y
<b>School Dist:</b>	Springford	<b>Age:</b>	32
- <b>High:</b>		<b>Int SF:</b>	1,596/ A
- <b>Middle:</b>		<b>Unit Floor #:</b>	
- <b>Elem:</b>		<b>Central Air:</b>	Y
		<b>Internet:</b>	Y / Y

**Directions**

From Rt. 422, Rt. 29 North towards Collegeville, right on Perkiomen Blvd., R on Larchwood.

**Cross Street:** Perkiomen Blvd

**Map Grid:** 7673D7

**Room Dimensions**

**LR/GR:** 21 x 22 M    **Main BR:** 21 x 12 U  
**Dining:**            **2nd BR:** 11 x 9 U  
**Kitchen:** 12 x 10 M    **3rd BR:** 11 x 9 U  
**Family:**            **4th BR:**             
**Inclusions:**  
**Exclusions:**

**Other Information**

**Rooms:** 5  
**Bath Full:** 0M 2U 0L  
**Bath Part:** 1M 0U 0L  
**Model:**  
**Builder:**

**Tax Information**

**Taxes / Yr:** \$2487 / 2010Bik  
**Assessment:** 94830    **Lot** 043

**Association Info**

**Condo / HOA:** N / Y  
**Recur Fee / Freq:** \$92.00/M  
**One-time Fee:** \$1,188.00

**Lot Information**

**Acr / SF:** 0.07 / 2,487    **Land Use:** 1101    **Zoning:** R3  
**Lot Dim:** 31 x 95    **Waterfront:** N

**Features**

**Utilities:** HtPump-EBkUp, HotAirHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer    **Parking:** NoGarage, ParkingLot  
**Exterior:** WoodExt, ConcreteFoun, Block/BrickF, ShingleRoof, Deck, Patio, NoPool    **Bsmnt:** FullBasement, OutSide/WlkO  
**Interior:** OneFirePl, FulBathMnBed, NoModifs/Unk, UpprFlrLndry    **Kit:** EatInKitchen, ElecCooking,  
**Assn Inc:** ComAreaMaint, SnowRemoval, TrashRemoval, TennisCourt    **Cond:** Average+

**Remarks**

**Public:** Great price for a clean 3 bedroom home in Perkiomen Woods, Springford SD. End unit town house with fresh paint and carpets through out. 3 bedrooms and 2.5 baths, large living room with wood fire place, second floor laundry, unfinished basement. This unit was previously a rental and could use some updating in areas, but is now vacant and looking for a quick sale. Desirable Perkiomen Woods features swimming pool, clubhouse, tennis courts and access to the Schuylkill River Trail! Want to be close to work? Just seconds from Rt. 422, Wegman's shopping center, and downtown Collegeville. GL 666

**Brokerage Information**

<b>Glocker &amp; Company-Boyertown</b>	GLOCKR-B	(610) 367-2058	<b>SBr:</b> -0-	<b>OPr:</b> \$184,900
<b>ListAgent:</b> Matthew Kennedy	217788	(610) 304-8340	<b>BBr:</b> 2.5%	<b>LDt:</b> 05/10/2011
<b>CoListAg:</b>	<b>Appointment Phone:</b>	(610) 367-2058	<b>TBr:</b>	
<b>Show:</b>			<b>Agmt:</b> ER	<b>OMD:</b> 06/24/2012
<b>Show:</b> CallToShow <b>Poss:</b> Negotiable			<b>Sign:</b> Y	<b>DVB:</b> N <b>LMD:</b> 08/18/2012
			<b>BkInt:</b> N	<b>LBon:</b> <b>DOM:</b> 412
<b>Owner:</b> Or Shachar & Donald M McCarren	<b>Disclosure:</b>		<b>PrExc:</b> N	<b>PMP:</b> 412
			<b>Short Sale:</b> N	

**Contract & Settlement Information**

**SellOffice:** RE/MAX Realty Group-Harleysville    **RMREGR-H**    (215) 256-1200    **PDt:** 06/24/2012    **LPr:** \$175,000  
**SellAgent:** Gina Wherry    60027094    (267) 218-3336    **ShrtSale:** N    **SDt:** 08/03/2012  
**Financing:** FHA    **Sell Conces:** 6000

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5 to 5 of 6 Listings

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E-mail: jmarks@kw.com

**5** 134 Larchwood Ct, Collegeville, PA 19426 **0.1 mi RES STL \$179,900**



Exterior Front

<b>MLS #:</b>	6061568	<b>Beds, Baths:</b>	2 1/1
<b>MLS Area:</b>	10661	<b>Ownership:</b>	FeeSimple
	U Providence Twp	<b>Type:</b>	Row/Townhous
<b>County:</b>	Montgomery	<b>Design:</b>	2-Story
<b>Tax ID #:</b>	61-00-02834-174	<b>Style:</b>	Colonial
<b>Subdiv / Nei:</b>	Perkiomen Woods	<b>Basement:</b>	Y
<b>School Dist:</b>	Springford	<b>Age:</b>	33
- <b>High:</b>	Spring-Frd	<b>Int SF:</b>	1,304/ A
- <b>Middle:</b>	Spring-Frd	<b>Unit Floor #:</b>	
- <b>Elem:</b>	Oaks	<b>Central Air:</b>	Y
		<b>Internet:</b>	Y / Y

**Directions**

From 422 take 29N to R into Perkiomen Woods to Larchwood Ct on right follow to 134 on Right.

**Cross Street:** Perkiomen Blvd

**Map Grid:** 7673D7

**Room Dimensions**

**LR/GR:** 21 x 17 M    **Main BR:** 17 x 12 U    **Basement:** 38 x 17 B    **Rehabbed:** 2011  
**Dining:**                    **2nd BR:** 15 x 9 U  
**Kitchen:** 11 x 10 M    **3rd BR:**  
**Family:**                    **4th BR:**  
**Inclusions:** Washer, Dryer, Fridge  
**Exclusions:**

**Other Information**

**Rooms:**  
**Bath Full:** 0M 1U 0L  
**Bath Part:** 1M 0U 0L  
**Model:**  
**Builder:**

**Tax Information**

**Taxes / Yr:** \$2286 / 2012Bik  
**Assessment:** 83300    **Lot** 041

**Association Info**

**Condo / HOA:** N / Y  
**Recur Fee / Freq:** \$99.00/M  
**One-time Fee:** \$1,188.00

**Lot Information**

**Acr / SF:** 0.04 / 1,800    **Land Use:** 1101    **Zoning:** R3  
**Lot Dim:** 18    **Waterfront:** N

**Features**

**Utilities:** ElectricHeat, HtPump-EBkUp, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 100-150AmpEI  
**Parking:** NoGarage, 2-CarParking    **Exterior:** WoodExt, BrickExt, Patio, Balcony, AssocPool    **Bsmnt:** FullBasement, UnfinishBsmt    **Interior:** AccessPanel, NoFireplace, FinishedWood, W/WCarpeting, TileFl, FulBathMnBed, DressRmMnBed, WalkInClstMB, Foyer/VestEn, NoModifs/Unk, UpprFirLndry    **Kit:** EatInKitchen, ElecCooking, BuiltInDishW, Disposal, EnrgyEfficntAppl    **Assn Inc:** ComAreaMaint, SnowRemoval, TrashRemoval, TennisCourt, PlayGround, ExtPoolFee, ExtClubFee    **Finance:** ConventnalFi, FHA, VA    **Cond:** Average+

**Remarks**

**Public:** WOW! This amazing Perkiomen Woods townhouse has been redone from top to bottom. Walk through the front door & you'll notice the brand new kitchen w/ granite counters, tile floor, S/S appliances & 39" cabinets w/ soft close doors. The first floor has a huge living/dining room w/ new Tigerwood h/w floors. Step out back & enjoy those summer BBQs in the rear yard that's a quick walk to the pool & playground. The 1st floor is finished off w/ a brand new powder room. Upstairs you'll find a master bedroom w/ new hardwood floor, a new vanity area, private balcony & 2 closets (1 walk-in). The main bathroom has new: tile floor, granite vanity & tub surround. The rest of the home has new carpeting & upgraded padding throughout. Other new upgrades: HVAC, roof & entry door. There is too much to mention that you'll just have to see it for yourself. This home has everything plus it is close to all major roads, schools & shopping and the Perkiomen Trail runs through the development. Call today as this one will not last. **Agent:** 1 time capital contribution due by buyer at settlement. Property was part of an estate, trend public records doesn't have correct owners listed yet.

**Brokerage Information**

Prudential Fox & Roach Realtors- Collegeville	PFRCVL	(610) 831-5300	<b>SBr:</b>	<b>OPr:</b> \$185,000
<b>ListAgent:</b> Andrew Himes	60019734	(267) 231-8255	<b>BBr:</b> 3%	<b>LDt:</b> 05/31/2012
<b>CoListAg:</b>	<b>Appointment Phone:</b>	(888) 643-0123	<b>TBr:</b>	
<b>Show:</b>			<b>Agmt:</b> ER	<b>OMD:</b> 08/07/2012
<b>Show:</b> CallToShow, ElectLockBox	<b>Poss:</b> Immediate		<b>Sign:</b> Y	<b>DVB:</b> N <b>LMD:</b> 10/27/2012
			<b>BkInt:</b> N	<b>LBon:</b> <b>DOM:</b> 69
<b>Owner:</b> Curtis E & Marlene A Shugars		<b>Disclosure:</b>	<b>PrExc:</b> N	<b>PMP:</b> 69
			<b>Short Sale:</b> N	

**Contract & Settlement Information**

<b>SellOffice:</b> Century 21 Alliance-Havertown	C21ALL-H	(610) 853-2700	<b>PDt:</b> 08/07/2012	<b>LPr:</b> \$179,900
<b>SellAgent:</b> Mary Ann Brennan	174343	(610) 853-8431	<b>ShrtSale:</b> N	<b>SDt:</b> 10/12/2012

**Financing:** FHA

**Sell Conces:** N

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**6** 135 Larchwood Ct, Collegeville, PA 19426 **0.1 mi RES STL \$170,000**



Exterior Front

<b>MLS #:</b>	6061576	<b>Beds, Baths:</b>	2 1/1
<b>MLS Area:</b>	10661	<b>Ownership:</b>	FeeSimple
	U Providence Twp	<b>Type:</b>	Row/Townhous
<b>County:</b>	Montgomery	<b>Design:</b>	2-Story
<b>Tax ID #:</b>	61-00-02834-453	<b>Style:</b>	Colonial
<b>Subdiv / Nei:</b>	Perkiomen Woods	<b>Basement:</b>	Y
<b>School Dist:</b>	Springford	<b>Age:</b>	33
- <b>High:</b>	Spring-Frd	<b>Int SF:</b>	1,304/ A
- <b>Middle:</b>		<b>Unit Floor #:</b>	
- <b>Elem:</b>		<b>Central Air:</b>	Y
		<b>Internet:</b>	Y / Y

**Directions**

from 422 exit at Collegeville, N on Rt 29, R into complex R onto Larchwood.

**Cross Street:** Rt 29

**Map Grid:** 7673D7

**Room Dimensions**

**LR/GR:** 21 x 14 M **Main BR:** 17 x 17 U  
**Dining:** 0 x 0 M **2nd BR:** 15 x 9 U  
**Kitchen:** 10 x 8 M **3rd BR:**  
**Family:** 16 x 17 L **4th BR:**  
**Inclusions:** Washer, Dryer, Window Treatments, Stove, Lawn Mower  
**Exclusions:** Refrigerator

**Other Information**

**Rooms:** 5  
**Bath Full:** 0M 1U 0L  
**Bath Part:** 1M 0U 0L  
**Model:**  
**Builder:**

**Tax Information**

**Taxes / Yr:** \$2292 / 2012Bik  
**Assessment:** 83520 **Lot** 097

**Association Info**

**Condo / HOA:** N / Y  
**Recur Fee / Freq:** \$99.00/M  
**One-time Fee:** \$1,188.00

**Lot Information**

**Acr / SF:** 0.05 / 2,000 **Land Use:** 1101 **Zoning:** R3  
**Lot Dim:** 0x0 **Waterfront:** N

**Features**

**Utilities:** ElectricHeat, HotAirHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 100-150AmpEI **Parking:** NoGarage, 2-CarParking **Exterior:** StreetLights, TennisCrt(s), WoodExt, BrickExt, RearYard, PitchedRoof, Deck, Patio, AssocPool **Bsmt:** FullBasement, FinishedBsmt, OutSide/WlkO **Interior:** AccessPanel, NoFireplace, W/WCarpeting, Vinyl/LinFl, SecuritySys, PartBathMnBe, WalkInClstMB, Foyer/VestEn, NoModifs/Unk, UpprFlrLndry **Kit:** FullKit-NoEI, ElecCooking, SelfClnOven, BuiltInDishW **Assn Inc:** ComAreaMaint, SnowRemoval, TrashRemoval, TennisCourt, ExtPoolFee, ExtClubFee **Finance:** ConventnalFi, FHA, VA **Cond:** Average+

**Remarks**

**Public:** Magnificent townhome for sale at a fabulous price in much sought after Perkiomen Woods development in Springford SD. With 2 Br and 1.5 updated Baths plus bonus vanity, this 1304 sq ft delight includes a fully finished Basement with separate room great for 3rd Br or Office. Owner prepped property for sale with a brand new hot water heater, HVAC system, new carpets up the stairs and down the hall (Lr carpets only 2 yrs old), freshly painted Basement and Powder room (other areas painted only 2 yrs ago). Nice neutral colors! Updated Kitchen comes fully equipped with built in dishwasher and disposal. Owner's Suite includes a fabulous walk in closet and slider that opens to a balcony overlooking the spacious fenced in back yard. The washer and dryer in the 2nd floor laundry are yours to have...along with electric lawn mower and window treatments! Plenty of storage in outdoor 'sheds'. Front gardens meticulously landscaped for you to enjoy! Community boasts tennis courts, club house, outdoor pool and play area. **Agent:** itFront door does not comply with HOA. Previous owner installed the door. HOA has not issued any notices so current owner prefers to leave as is.

**Brokerage Information**

Prudential Fox & Roach Realtors-Collegeville	PFRCVL	(610) 831-5300 x8106	<b>SBr:</b>	<b>OPr:</b> \$184,900
<b>ListAgent:</b> Carolyn Geyer	60020789	(484) 941-2742	<b>BBr:</b> 3	<b>LDt:</b> 05/31/2012
<b>CoListAg:</b> Megan Goldstein	<b>Appointment Phone:</b>	(888) 643-0123	<b>TBr:</b>	
<b>Show:</b> CallToShow, ComboLockBox	<b>Poss:</b> 30-90Days		<b>Agmt:</b> ER	<b>OMD:</b> 07/31/2012
			<b>Sign:</b> Y	<b>DVB:</b> N <b>LMD:</b> 10/13/2012
			<b>BkInt:</b> N	<b>LBon:</b> <b>DOM:</b> 62
<b>Owner:</b> Tracy L Keim	<b>Disclosure:</b>		<b>PrExc:</b> N	<b>PMP:</b> 62
			<b>Short Sale:</b> N	

**Contract & Settlement Information**

**SellOffice:** Prudential Fox & Roach Realtors-Collegeville PFRCVL (610) 831-5300 **PDt:** 07/31/2012 **LPr:** \$175,000



**SellAgent:** Andrew Himes  
**Financing:** Other

60019734 (267) 231-8255 **ShrtSale:** N  
**Sell Conces:** 5000 SA

**SDt:** 09/28/2012

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