KW Realty Member Full 1 to 1 of 6 Lis	Report cou	ırtesy of: Ja	mes Marks				obile Pho	one: (6	5900 Ext8115 10) 705-4014 arks@kw.com
132 Syc	camore C	t, College	ville, PA 19426		0.1 n	ni RES	ACT		\$175,000
				MLS #: MLS Area: County: Tax ID #: Subdiv / Nei School Dist: - High: - Middle: - Elem: Directions	6110617 10661 U Providence Tr Montgomery 61-00-04934-16 Perkiomen Woo	Bee Ow P Typ 2 Sty ds Bas Age Int Uni Cen Inte	ds, Baths nership: be: sign: le: sement: e: SF: SF: sF: t Floor # ntral Air: ernet:	Fee Rov 2-S Col Y 33 1,4! Y Y /	1/1 Simple w/Townhous tory onial 51/ A
	and the second	A THE REAL		Sycamore Ct			Map Gr		
Room Dimer	nsions						Other I	nforma	ation
LR/GR: 12 Dining: 10 Kitchen: 10 Family: Inclusions: Exclusions:	x 12 M	2nd BR:	12 x 19 U 10 x 15 U 9 x 15 U				Rooms Bath Fu Bath Pa Model: Builder	ull: ON art: ON	
Tax Informat	tion		Association In	fo	Lot Informatio	n			
Taxes / Yr: Assessment	\$2497 / 2 :: 90980	2012 Blk Lot 029	Condo / HOA: Recur Fee / Fro One-time Fee:	• •	Acr / SF: 0.05 Lot Dim: 0x0		and Use /aterfron)1 Zoning: R
Features									
Exterior: Wo	odExt, Bri	ckExt, Shing	t, CentralAir, Public gleExt, AssocPool EatInKitchen, Elec(Bsmt: FullBa	sement, Finished	Bsmt Inter			l,
Remarks									
carpeting on area/closet or floor's Main E	the upper lengthe the main the main Bedroom lea ew. Walkin	evel, paint in floor. Beaut ading to bal g distance t	to sell. New roof, n nside & out. Finishe iful hardwood floors cony with a wonder o pool and tennis c	ed basement, f s in LR and DR ful view. Tucke	ireplace, large kito t with sliders oper ed in the back of t	chen, 3 bedu ning to rear he neighbor	ooms an patio. Slic hood wit	d laun ders or h priva	dry n the upper ate back yard
Brokerage Ir		D !!							
Prudential Fo	x & Roach	Realtors-	PFRCVL	(610) 831	-5300	SBr:		OPr:	\$175,000
ListAgent: CoListAg:	Megan G Cynthia B		228552 Appointment Pho	(610) 831 ne: (888) 643		BBr: 3 TBr:	I	LDt:	09/13/2012
Show: Poss: Immed Owner:	liate Carolyn S	S Walker		Disclosu	Agmt: Sign: Bklnt: re: PrExc: Short Sale:	N LBO N PMF	: N I	omd: LMD: Dom:	01/29/2013 141

Member Full Report courtesy of: James Marks 2 to 2 of 6 Listings					ile Pho	, one: (6		5-4014 w.com
2 113 Sycamore Ct, Collegeville, PA 19426	;	0.0 n	ni R	ES	PND		\$160),000
	School Dist: - High: - Middle: - Elem:	6111748 10661 U Providence Ty Montgomery 61-00-04934-24 Perkiomen Woo Springford Spring-Frd	3	Owne Type: Desig Style: Base Age: Int SF Unit F	jn: ment: - - Floor # ral Air:	: Fe Ro 2-S Co Y 35 1,4	1/1 eSimple w/Towr Story lonial 51/ S	hous
	Directions	ve) turn onto Perl	viomon	Blud r	iaht or	Dolm	otto Dr	loft
©TREND Dining Room	on Sycamore	to house on left. Perkiomen Blvd			ap Gri			ien
Room Dimensions					Other I	Inform	ation	
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:				R B B	tooms Bath Fi Bath Pa Bodel: Builder	5: 6 ull: 0 art: 0	M OU	-
Tax Information Association In	fo	Lot Informatio	n					
Taxes / Yr: \$2494 / 2012Blk Condo / HOA:	N/Y	Acr / SF: 0.05	12000	lan	d Use	: 11	01 Z	ning: F
Assessment: 89320 Lot 065 Recur Fee / Fr One-time Fee:	eq: \$99.00/M	Lot Dim: 20	/ 2,000		erfror	nt: N		
Assessment: 89320 Lot 065 Recur Fee / Fr One-time Fee: Features	eq: \$99.00/M \$1,188.00	Lot Dim: 20	-	Wat	erfror			
Assessment: 89320 Lot 065 Recur Fee / Fr One-time Fee:	eq: \$99.00/M \$1,188.00 Water, PublicS Bsmt: FullBas ifs/Unk, BsmtLa oval, TennisCou Docs: Disc n!Good handym inished baseme ed. Within walki	Lot Dim: 20 ewer Parking: sement, Finished aundry Kit: Eat urt, PlayGround, nan special for co ent with outside eing distance to po	NoGar IBsmt InKitche ExtPoo Intracto Intracto Intracto	Wat age, 2- Interio en, Elee IFee, E r or inv e, deck bhouse	carPa r: Nol cCook xtClub estor. off ma and te	urking Firepla ing, oFee Just a aster t ennis	idd som bedroon courts.	n with Easy
Assessment: 89320 Lot 065 Recur Fee / Front Gene-time Fee: Features Utilities: ElectricHeat, ElectricHtWt, CentralAir, Public Exterior: WoodExt, BrickExt, Shed(s), Deck, NoPool W/WCarpeting, FulBathMnBed, Foyer/VestEn, NoMod Assn Inc: ComAreaMaint, SnowRemoval, TrashRemo Finance: ConventnalFi, FHA, VA Cond: FixUp/TLC Remarks Public: Priced to sell, great Perkiomen Woods location your special touches and make this house your own. F antastic views and full one year home warranty include access to 422 and new Wegmans complex!This is a m DFFER! Brokerage Information	eq: \$99.00/M \$1,188.00 Water, PublicS Bsmt: FullBas ifs/Unk, BsmtLa oval, TennisCou Docs: Disc n!Good handym inished baseme ed. Within walki just see-easy to	Lot Dim: 20 ewer Parking: sement, Finished aundry Kit: Eat urt, PlayGround, nan special for co ent with outside e ing distance to po show, no confirm	NoGar IBsmt InKitche ExtPoo Intracto Intracto Intracto Intracto Intracto Intracto	Wat age, 2- Interio en, Elec IFee, E IFee, E r or inve e, deck bhouse require	carPa r: Nol cCook xtClub estor. off ma and te d. Owr	urking Firepla ing, pFee Just a aster b ennis ner sa	idd som bedroon courts. ys MAk	n with Easy Œ AN
Assessment: 89320 Lot 065 Recur Fee / Fr One-time Fee: Features Utilities: ElectricHeat, ElectricHtWt, CentralAir, Public Exterior: WoodExt, BrickExt, Shed(s), Deck, NoPool W/WCarpeting, FulBathMnBed, Foyer/VestEn, NoMod Assn Inc: ComAreaMaint, SnowRemoval, TrashRemo Finance: ConventnalFi, FHA, VA Cond: FixUp/TLC Remarks Public: Priced to sell, great Perkiomen Woods location your special touches and make this house your own. F fantastic views and full one year home warranty include access to 422 and new Wegmans complex!This is a m OFFER! Brokerage Information Century 21 Alliance-Audubon C21ALLAU ListAgent: Cathy Simmons 197380 CoListAg: Appointment Phone:	eq: \$99.00/M \$1,188.00 Water, PublicS Bsmt: FullBas ifs/Unk, BsmtLa oval, TennisCou Docs: Disc n!Good handym inished baseme ed. Within walki just see-easy to (610) 666-02 (610) 724-67	Lot Dim: 20 ewer Parking: sement, Finished aundry Kit: Eat urt, PlayGround, nan special for co ent with outside e ing distance to po show, no confirm	NoGar IBsmt InKitche ExtPoo Intracto Intracto Intracto	Wat age, 2- Interio en, Elec IFee, E r or inve e, deck phouse required 0 3	carPa r: Nol cCook xtClub estor. off ma and te d. Owr	urking Firepla ing, oFee Just a aster t ennis	idd som bedroon courts. ys MAk	n with Easy Œ AN 5,000
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Assessment: 89320 Lot 065 Recur Fee / Fr One-time Fee: Features Utilities: ElectricHeat, ElectricHtWt, CentralAir, Public Exterior: WoodExt, BrickExt, Shed(s), Deck, NoPool W/WCarpeting, FulBathMnBed, Foyer/VestEn, NoMod Assn Inc: ComAreaMaint, SnowRemoval, TrashRemo Finance: ConventnalFi, FHA, VA Cond: FixUp/TLC Remarks Public: Priced to sell, great Perkiomen Woods location your special touches and make this house your own. F antastic views and full one year home warranty include access to 422 and new Wegmans complex!This is a m OFFER! Brokerage Information Century 21 Alliance-Audubon C21ALLAU ListAgent: Cathy Simmons 197380 CoListAg: Appointment Phone: Show: Show: ComboLockBox Poss: Immediate Dwner: David Sikora & Lippincott Paul Contract & Settlement Information	eq: \$99.00/M \$1,188.00 Water, PublicS Bsmt: FullBas ifs/Unk, BsmtLa oval, TennisCou Docs: Disc n!Good handym inished baseme ed. Within walki iust see-easy to (610) 666-02 (610) 724-67 (877) 221-74	Lot Dim: 20 ewer Parking: sement, Finished aundry Kit: Eat urt, PlayGround, nan special for co ent with outside e ing distance to po show, no confirm 202 260 469 Agmt: Sign: BkInt: PrExc:	NoGar IBsmt InKitche ExtPoo Intracto In	Wat age, 2- Interio en, Elec IFee, E r or inv e, deck bhouse require 0 3 1 DVB: LBon:	carPa r: Nol cCook xtClub estor. off ma and te d. Owr C L C N L C 65	Just a aster b oPr: DPr: DPr: DPr: DPr: DMD: DMD: DMD: DMD:	idd som courts. ys MAk \$16 09/15 11/18	n with Easy (E AN) 5,000 /2012 /2012 /2012 65

	geville, PA 19426	5	0.1 m	i RES	PND	\$192,500
		MLS #: 60 MLS Area: 10 U County: M Tax ID #: 67 Subdiv / Nei: P School Dist: S - High: S - Middle: S	oringford oring-Frd aks 29 to R into Perk ood on Right. He	Own Type Desi Style S Base Age Int S Unit Cen Inter Inter	e: ign: e: ement: F: Floor #: tral Air: ods. Follow t Map Grid:	FeeSimple Row/Townhous 2-Story Colonial Y 32 1,451/ A Y Y / Y past tennis 7673D7
ining: 2nd BR:	17 x 12 U Base 13 x 10 U Offic 13 x 9 U	ement: 18 x 18 L e: 9 x 8 L			Other Info Rooms: Bath Full Bath Part Model: Builder:	: 0M 0U 0L
Tax Information axes / Yr: \$2531 / 2012Blk assessment: 92210 Lot 08 Features Itilities: ElectricHeat, HotAirHeat, EarParking Exterior: WoodExt, E	One-time Fee: , ElectricHtWt, Centra BrickExt, RearYard, F	N / Y q: \$99.00/M \$1,188.00 alAir, PublicWate Patio, Balcony, As	ssocPool Bsmt	Wa Parking: :: FullBase	ment, Finis	N 2- shedBsmt,
utSide/WikO Interior: OneFireF ainFlrLndry Kit: EatInKitchen, E	PI, LR/GRFireP, W/W ElecCooking, Assn Ir Fee Finance: Conv	nc: ComAreaMa	int, SnowRemov	al, TrashR	emoval, Te	nnisCourt,
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Remarks ublic: Here it is, the one you've b . Walk through the front door & yo odated w/ Corian counters, tiled b ktensive crown molding & are acc erfect for those summer BBQ's. D pstairs, the master bedroom has a athroom & 2 addt'l beds complete us the Perkiomen Trail passes rig The Providence Town Center A boument for engineer report disclo	bu'll notice the Pergo acksplash & updatec ented by a cozy firep ownstairs the finishe 2 closets, 1 walk-in, & this amazing home. ght through the neigh gent: One time capi	style flooring that fixtures, cabined blace. A new slidi d walkout basem & a private balco Enjoy the comm borhood. Close t tal contribution d	at extends throug as & appliances. Ing door leads to thent has a huge iny overlooking the unity tennis courto o everything: mathemathemathemathemathemathemathemathe	the 1st fl The living & the patio & family room re rear yard ts, pool, clu ijor roads, s	oor. The ki & dining roo & fenced re n & a separ d. A comple ubhouse & schools, dii	tchen has been oms have ar yard that is rate office area. etely updated new playground ning & shopping
Remarks ublic: Here it is, the one you've b . Walk through the front door & you obtated w/ Corian counters, tiled b ktensive crown molding & are acc erfect for those summer BBQ's. D postairs, the master bedroom has a athroom & 2 addt'l beds complete us the Perkiomen Trail passes rig The Providence Town Center A booument for engineer report disclo Brokerage Information	bu'll notice the Pergo acksplash & updatec ented by a cozy firep ownstairs the finishe 2 closets, 1 walk-in, & this amazing home. ght through the neigh gent: One time capi osed by previous owr	style flooring tha fixtures, cabined blace. A new slidi d walkout basem & a private balco Enjoy the comm borhood. Close t tal contribution d ners	at extends throug as & appliances. Ing door leads to bent has a huge ny overlooking th unity tennis cour o everything: ma ue by buyer at s	the the 1st fl The living 8 the patio 8 family room he rear yard ts, pool, clu ijor roads, s ettlement. S	oor. The ki & dining roo & fenced re h & a separ d. A comple ubhouse & schools, dir See "Buildi	tchen has been oms have ar yard that is rate office area. etely updated new playground hing & shopping ng Plan"
Remarks ublic: Here it is, the one you've b . Walk through the front door & you obtated w/ Corian counters, tiled b ktensive crown molding & are acc erfect for those summer BBQ's. D postairs, the master bedroom has a athroom & 2 addt'l beds complete us the Perkiomen Trail passes rig The Providence Town Center A booument for engineer report disclo Brokerage Information rudential Fox & Roach Realtors- pollegeville stAgent: Andrew Himes	bu'll notice the Pergo acksplash & updated ented by a cozy firep ownstairs the finishe 2 closets, 1 walk-in, & this amazing home. this amazing home. through the neigh gent: One time capi based by previous owr PFRCVL 60019734	style flooring tha fixtures, cabinet blace. A new slidi d walkout basem & a private balco Enjoy the comm borhood. Close t tal contribution d ners (610) 831-53 (267) 231-82	at extends throug as & appliances. Ing door leads to bent has a huge iny overlooking the unity tennis cour o everything: ma ue by buyer at s 00 \$ 55 E	the the 1st fl The living 8 the patio 8 family room he rear yard ts, pool, clu jor roads, s ettlement. 5 BBr: 3%	oor. The ki & dining roo & fenced re n & a separ d. A comple ubhouse & schools, dii	tchen has been oms have ar yard that is rate office area. etely updated new playground ning & shopping ng Plan" r: \$195,000
Remarks ublic: Here it is, the one you've b . Walk through the front door & yo odated w/ Corian counters, tiled b ktensive crown molding & are acc erfect for those summer BBQ's. D pstairs, the master bedroom has a athroom & 2 addt'l beds complete us the Perkiomen Trail passes rig t The Providence Town Center A bocument for engineer report disclo Brokerage Information rudential Fox & Roach Realtors- ollegeville	bu'll notice the Pergo acksplash & updated ented by a cozy firep ownstairs the finishe 2 closets, 1 walk-in, & this amazing home. this amazing home. through the neigh gent: One time capi based by previous owr PFRCVL 60019734 Appointment Phon	style flooring tha fixtures, cabinet blace. A new slidi d walkout basem & a private balco Enjoy the comm borhood. Close t tal contribution d ners (610) 831-53 (267) 231-82 ne: (888) 643-01	at extends throug as & appliances. Ing door leads to bent has a huge iny overlooking the unity tennis cour o everything: ma ue by buyer at s 00 \$ 55 \$ 23 \$ Agmt: \$ Sign: \$	th the 1st fl The living 8 the patio 8 family room he rear yard ts, pool, clu jor roads, s ettlement. 5 Br: 3Br: 3% Br: 3Br: 3% Br: 3Br: 4 C DVB: C DVB: C DVB: C DVB: C DVB: C DVB: C DVB: C DVB: C DVB: C DVB: C C DVB: C C C C C C C C C C	oor. The ki & dining rook & fenced re n & a separ d. A comple ubhouse & schools, di See "Buildi OP LD OW N LM	tchen has been oms have ar yard that is rate office area. etely updated new playground ning & shopping ng Plan" r: \$195,000 t: 03/17/2012 ID: 11/21/2012 D: 11/28/2012

(W Realty Group <i>I</i> ember Full Report courtesy of: James to 4 of 6 Listings	s Marks			hone: (610) 705-4014 mail: jmarks@kw.com
130 Larchwood Ct, Collegev	ille, PA 19426	0.1 mi	RES ST	L \$172,000
	The second se	5892717 10661 U Providence Twp Montgomery 61-00-02834-156 ei: Perkiomen Woods t: Springford	Beds, Bat Ownershi Type: Design: Style: Basement Age: Int SF: Unit Floor Central Ai Internet:	<pre>p: FeeSimple Row/Townhous 2-Story EndUnit/Row t: Y 32 1,596/ A </pre>
PTREND	From Rt. 42 Blvd., R on	2, Rt. 29 North towards (Larchwood. et: Perkiomen Blvd	-	ight on Perkiomen irid: 7673D7
Room Dimensions			Othe	r Information
R/GR: 21 x 22 M Main BR: 21 pining: 2nd BR: 11 citchen: 12 x 10 M 3rd BR: 11 amily: 4th BR: oclusions: xclusions:				Full: 0M 2U 0L Part: 1M 0U 0L I:
	Association Info	Lot Information		
Tax Information Taxes / Yr: \$2487 / 2010Blk Assessment: 94830 Lot 043	Association Info Condo / HOA: N / Y Recur Fee / Freq: \$92.00/M One-time Fee: \$1,188.0	Acr / SF: 0.07 / 2,48	7 Land Us Waterfro	se: 1101 Zoning: ont: N
Fax Information axes / Yr: \$2487 / 2010Blk ssessment: 94830 Lot 043 Features tilities: HtPump-EBkUp, HotAirHeat, arkingLot exterior: WoodExt, Concident (Wiko) Interior: outSide/Wiko Interior: OneFirePI, Firest (State) ssn Inc: ComAreaMaint, SnowRemon Remarks ublic: Great price for a clean 3 bedrooms and asement. This unit was previously a reale. Desirable Perkiomen Woods feature	Condo / HOA: N / Y Recur Fee / Freq: \$92.00/M One-time Fee: \$1,188.0 ElectricHtWt, CentralAir, Pu reteFoun, Block/BrickF, Shin ulBathMnBed, NoModifs/Unk wal, TrashRemoval, TennisC om home in Perkiomen Woo nd 2.5 baths, large living roo ental and could use some up ures swimming pool, clubhou	Acr / SF: 0.07 / 2,48 A Lot Dim: 31 x 95 blicWater, PublicSewer gleRoof, Deck, Patio, No k, UpprFlrLndry Kit: Eat court Cond: Average+ ds, Springford SD. End u m with wood fire place, s dating in areas, but is no se, tennis courts and acc	Waterfro Parking: No Pool Bsmt: InKitchen, El unit town hous econd floor la w vacant and cess to the So	ont: N DGarage, FullBasement, lecCooking, se with fresh paint aundry, unfinished Hooking for a quick chuylkill River Trail!
Fax Information axes / Yr: \$2487 / 2010Blk ssessment: 94830 Lot 043 Features tilities: HtPump-EBkUp, HotAirHeat, arkingLot tutSide/WlkO Interior: WoodExt, ConcrutSide/WlkO utSide/WlkO Interior: OneFirePl, Forsen Inc: ssn Inc: ComAreaMaint, SnowRemo Remarks ublic: Great price for a clean 3 bedrooms an asement. This unit was previously a reale. ale. Desirable Perkiomen Woods featu vant to be close to work? Just seconds Brokerage Information Iocker & Company-Boyertown GLOO istAgent: Matthew Kennedy 21775	Condo / HOA: N / Y Recur Fee / Freq: \$92.00/M One-time Fee: \$1,188.0 ElectricHtWt, CentralAir, Pu reteFoun, Block/BrickF, Shin ulBathMnBed, NoModifs/Unk aval, TrashRemoval, TennisC om home in Perkiomen Woo nd 2.5 baths, large living roo ental and could use some up ures swimming pool, clubhou is from Rt. 422, Wegman's sh CKR-B (610) 367	Acr / SF: 0.07 / 2,48 A Lot Dim: 31 x 95 blicWater, PublicSewer gleRoof, Deck, Patio, No c, UpprFlrLndry Kit: Eat court Cond: Average+ bds, Springford SD. End u m with wood fire place, s dating in areas, but is nov se, tennis courts and acc hopping center, and down -2058 SBr: -8340 BBr:	Waterfro Parking: No Pool Bsmt: InKitchen, El Inkitchen, E	ont: N DGarage, FullBasement, lecCooking, se with fresh paint aundry, unfinished Hooking for a quick chuylkill River Trail!
Tax Information faxes / Yr: \$2487 / 2010Blk assessment: 94830 Lot 043 Features Itilities: HtPump-EBkUp, HotAirHeat, varkingLot Exterior: WoodExt, Concr DutSide/WlkO Interior: OneFirePl, For assn Inc: ComAreaMaint, SnowRemo Remarks Public: Great price for a clean 3 bedrooms an asement. This unit was previously a reale. Desirable Perkiomen Woods featu Vant to be close to work? Just seconds Brokerage Information Blocker & Company-Boyertown GLOC istAgent: Matthew Kennedy 21775	Condo / HOA: N / Y Recur Fee / Freq: \$92.00/M One-time Fee: \$1,188.0 ElectricHtWt, CentralAir, Pu reteFoun, Block/BrickF, Shin ulBathMnBed, NoModifs/Unk wal, TrashRemoval, TennisC om home in Perkiomen Woo nd 2.5 baths, large living roo ental and could use some up ures swimming pool, clubhou s from Rt. 422, Wegman's sh CKR-B (610) 367 88 (610) 304 bintment Phone: (610) 367	Acr / SF: 0.07 / 2,48 A Lot Dim: 31 x 95 0 blicWater, PublicSewer gleRoof, Deck, Patio, No c, UpprFlrLndry Kit: Eat court Cond: Average+ ods, Springford SD. End u m with wood fire place, s dating in areas, but is novise, tennis courts and accompoping center, and down -2058 SBr: -8340 BBr: -2058 TBr: Agmt: ER Sign: Y BkInt: N re: PrExc:	Waterfro Parking: No Pool Bsmt: InKitchen, El Inkitchen, E	ont: N DGarage, FullBasement, lecCooking, se with fresh paint aundry, unfinished I looking for a quick chuylkill River Trail! eville. GL 666 OPr: \$184,900 LDt: 05/10/2011 OMD: 06/24/2012 LMD: 08/18/2012 DOM: 412
Tax Information axes / Yr: \$2487 / 2010Blk axes / Yr: \$2487 / 2010Blk assessment: 94830 Lot 043 Features Itilities: HtPump-EBkUp, HotAirHeat, varkingLot Exterior: WoodExt, Conc OutSide/WIkO Interior: OneFirePI, Forestander, SnowRemon Remarks This unit colspan="2">a clean 3 bedrooms and asement. This unit was previously a reale. Desirable Perkiomen Woods feature Amount of the close to work? Just seconds Brokerage Information Glocker & Company-Boyertown GLOO Glocker & Company-Boyertown GLOO Stagent: Matthew Kennedy 21778 Apportable Show: Apportable	Condo / HOA: N / Y Recur Fee / Freq: \$92.00/M One-time Fee: \$1,188.0 ElectricHtWt, CentralAir, Pu reteFoun, Block/BrickF, Shin ulBathMnBed, NoModifs/Unk wal, TrashRemoval, TennisC om home in Perkiomen Woo nd 2.5 baths, large living roo ental and could use some up ures swimming pool, clubhou s from Rt. 422, Wegman's sh CKR-B (610) 367 88 (610) 304 bintment Phone: (610) 367	Acr / SF: 0.07 / 2,48 A Lot Dim: 31 x 95 0 blicWater, PublicSewer gleRoof, Deck, Patio, No c, UpprFlrLndry Kit: Eat court Cond: Average+ ods, Springford SD. End u m with wood fire place, s dating in areas, but is no se, tennis courts and accomposition center, and down -2058 SBr: -8340 BBr: -2058 TBr: Agmt: ER Sign: Y BkInt: N	Waterfro Parking: No Pool Bsmt: InKitchen, El Init town hous econd floor la w vacant and cess to the So town College -0- 2.5% DVB: N LBon:	ont: N DGarage, FullBasement, lecCooking, se with fresh paint aundry, unfinished I looking for a quick chuylkill River Trail! eville. GL 666 OPr: \$184,900 LDt: 05/10/2011 OMD: 06/24/2012 LMD: 08/18/2012 DOM: 412

5 to 5 of 6 Listings	nes Marks				E	E-mail: j	marks	ΨKW.	00111
5 134 Larchwood Ct, Colleg	eville, PA 19426	6	0.1 n	ni Rl	ES S	TL	\$ 1	179,9	00
		School Dist: - High: - Middle: - Elem: Directions	Spring-Frd Spring-Frd Oaks	p T S S E I U C	Owners Type: Design: Style: Baseme Age: nt SF: Jnit Flo Central nternet	R 2 C ent: Y 3 1 or #: Air: Y : Y	eeSim Cow/Tc -Story Colonia 3 ,304/ 7 7 Y	iple ownho II A	
	Exterior Front	right follow to	e 29N to R into Pe 134 on Right. Perkiomen Blvd	riomen		Grid: 7			11
Room Dimensions	Exterior Front					ther Info	ormatic	n	
Implementations Main BR: 1 Implementation Implementation Implementation Im		ement: 38 x 17	B Rehabbed:	2011	Ro Ba Ba Mo	ooms: th Full: th Part: odel: iilder:	0M	1U 0U	OL OL
Tax Information	Association Inf	o	Lot Information						
axes / Yr: \$2286 / 2012Blk ssessment: 83300 Lot 041	Condo / HOA: Recur Fee / Fre	N / Y	Acr / SF: 0.04 /	1,800		Use: 1	-	Zoni	ng:
Features Jtilities: ElectricHeat, HtPump-EB	One-time Fee:	\$1,188.00 CentralAir, Pub			0-150A				
Features Dilities: ElectricHeat, HtPump-EBH Parking: NoGarage, 2-CarParking UnfinishBsmt Interior: AccessPan ValkInClstMB, Foyer/VestEn, NoMo EnrgyEfficntApl Assn Inc: ComArd ExtClubFee Finance: Conventnall Remarks Public: WOW! This amazing Perkio a you'll notice the brand new kitcher oor has a huge living/dining room w haster bedroom w/ new hardwood f new: tile floor, granite vanity & tub st ew upgrades: HVAC, roof & entry of as everything plus it is close to all r Call today as this one will not last. A state, trend public records doesn't last.	One-time Fee: Up, ElectricHtWt, C Exterior: WoodE el, NoFireplace, Fir difs/Unk, UpprFlrLr eaMaint, SnowRem Fi, FHA, VA Cond men Woods townh- n w/ granite counter v/ new Tigerwood h ground. The 1st flo oor, a new vanity a urround. The rest of loor. There is too m najor roads, school Agent: 1 time capit	\$1,188.00 CentralAir, Pub xt, BrickExt, Pa nishedWood, V ndry Kit: Eath noval, TrashRe I: Average+ ouse has been rs, tile floor, S/S v/w floors. Step por is finished of area, private ba f the home has nuch to mention is & shopping a cal contribution	licWater, PublicSe atio, Balcony, Asso V/WCarpeting, Tile InKitchen, ElecCoo moval, TennisCou redone from top t S appliances & 39' out back & enjoy off w/ a brand new show carpeting & n that you'll just ha and the Perkiomen	ccPool FI, FulB oking, Bu irt, PlayC co bottom ' cabinet those su powder (1 walk-i upgrade ave to se to Trail ru	0-150A Bsmt: aathMnE uiltInDis Ground, n. Walk ts w/ so ummer E room. L in). The d paddi e it for s throu	mpEl FullBas 3ed, Dre shW, Dis ExtPoo through ft close 3BQs in Jpstairs main b ng throu yourself ugh the	sement ssRm sposal IFee, the fr doors. the re you'll athroo ughout . This develo	MnBe , ont do The ear ya find a m ha c. Oth home ppmei	oor first rd s er
Features Itilities: ElectricHeat, HtPump-EBH Parking: NoGarage, 2-CarParking InfinishBsmt Interior: AccessPan ValkInClstMB, Foyer/VestEn, NoMo EnrgyEfficntApl Assn Inc: ComArr ExtClubFee Finance: Conventnall Remarks Public: WOW! This amazing Perkio a you'll notice the brand new kitcher oor has a huge living/dining room w mat's a quick walk to the pool & play master bedroom w/ new hardwood f ew: tile floor, granite vanity & tub si ew upgrades: HVAC, roof & entry of as everything plus it is close to all r Call today as this one will not last.	One-time Fee: tUp, ElectricHtWt, C Exterior: WoodE el, NoFireplace, Fir difs/Unk, UpprFlrLr eaMaint, SnowRem Fi, FHA, VA Cond men Woods townh- n w/ granite counter u/ new Tigerwood h ground. The 1st flo oor, a new vanity a urround. The rest of loor. There is too m najor roads, school gent: 1 time capit have correct owners	\$1,188.00 CentralAir, Pub xt, BrickExt, Pa nishedWood, V ndry Kit : Eath noval, TrashRe I: Average+ ouse has been rs, tile floor, S/S i/w floors. Step por is finished of area, private ba f the home has nuch to mention Is & shopping a tal contribution is listed yet.	licWater, PublicSe atio, Balcony, Asso V/WCarpeting, Tile InKitchen, ElecCoo moval, TennisCou redone from top t S appliances & 39' out back & enjoy ff w/ a brand new loony & 2 closets a new carpeting & that you'll just ha and the Perkiomen due by buyer at so	to Pool FI, FulB oking, Bu irt, PlayC co bottom ' cabinet those su powder (1 walk-i upgrade ave to se to Trail ru ettlemen	0-150A Bsmt: aathMnE uiltInDis Ground, n. Walk ts w/ so ummer E room. L in). The d paddi e it for s throu	mpEl FullBas 3ed, Dre shW, Dis ExtPoo through ft close 3BQs in Jpstairs main b ng throu yourself ugh the erty was	sement essRm sposal IFee, the fr doors. the re you'll athroo ughout . This develo s part o	MnBe , ont de The ar ya find a m ha . Oth home opmei of an	oor first rd s er er t.
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Features Parking: NoGarage, 2-CarParking UnfinishBsmt Interior: AccessPan ValkInClstMB, Foyer/VestEn, NoMo EnrgyEffichtApl Assn Inc: ComArd ExtClubFee Finance: Conventnall Remarks Public: WOW! This amazing Perkio a you'll notice the brand new kitcher oor has a huge living/dining room w haster bedroom w/ new hardwood f ew: tile floor, granite vanity & tub so ew upgrades: HVAC, roof & entry of as everything plus it is close to all r call today as this one will not last. A state, trend public records doesn't l Brokerage Information Prudential Fox & Roach Realtors- Collegeville istAgent: Andrew Himes	One-time Fee: (Up, ElectricHtWt, C Exterior: WoodE el, NoFireplace, Fir difs/Unk, UpprFlLr eaMaint, SnowRem Fi, FHA, VA Cond men Woods townh- n w/ granite counter w/ new Tigerwood h ground. The 1st flo oor, a new vanity a urround. The rest of loor. There is too m najor roads, school Agent: 1 time capit have correct owners PFRCVL 60019734 Appointment Pho Poss: Immediate	\$1,188.00 CentralAir, Pub xt, BrickExt, Pa nishedWood, V ndry Kit: Eath noval, TrashRe I: Average+ ouse has been rs, tile floor, S/S /w floors. Step oor is finished of area, private ba f the home has nuck to mention is al contribution is listed yet. (610) 831 (267) 231	licWater, PublicSe atio, Balcony, Asso V/WCarpeting, Tile inKitchen, ElecCoor moval, TennisCour redone from top t S appliances & 39' out back & enjoy ff w/ a brand new lcony & 2 closets in ew carpeting & in that you'll just ha and the Perkiomen due by buyer at se l-5300 I-5300 I-8255 3-0123 Agmt: Sign: BkInt:	CPool FI, FulB oking, Bi oking, Bi ort, PlayC cobottom ' cabinet those su powder (1 walk-i upgrade to se o Trail ru ettlemen SBr: BBr: 3 TBr: ER Y [N]	0-150A Bsmt: athMnE uiltInDis Ground, n. Walk ts w/ so ummer E room. L in). The d paddi e it for ns throu t. Prope	mpEl FullBas 3ed, Dre shW, Dis ExtPoo through ft close 3BQs in Jpstairs main b ng throu yourself ugh the erty was OPr LDt OMI N LMI DOI	sement ssRm sposal IFee, the fr doors. the re you'll athroo ughout . This develo part c : \$: 05/ D: 08/ D: 08/ D: 10/	MnBe , ont du The ar ya find a m ha . Oth home ppmen of an	oor first rd s er ent. 0000 012
Features tilities: ElectricHeat, HtPump-EBH arking: NoGarage, 2-CarParking InfinishBsmt Interior: AccessPan /alkInClstMB, Foyer/VestEn, NoMo nrgyEfficntApl Assn Inc: ComArc xtClubFee Finance: Conventnall Remarks ublic: WOW! This amazing Perkio you'll notice the brand new kitcher bor has a huge living/dining room w hat's a quick walk to the pool & play haster bedroom w/ new hardwood f ew: tile floor, granite vanity & tub st ew upgrades: HVAC, roof & entry of as everything plus it is close to all r all today as this one will not last. A state, trend public records doesn't l Brokerage Information rudential Fox & Roach Realtors- tollegeville istAgent: Andrew Himes toListAg: how: how: CallToShow, ElectLockBox	One-time Fee: (Up, ElectricHtWt, C Exterior: WoodE el, NoFireplace, Fir difs/Unk, UpprFlLr eaMaint, SnowRem Fi, FHA, VA Cond men Woods townh- n w/ granite counter w/ new Tigerwood h ground. The 1st flo oor, a new vanity a urround. The rest of loor. There is too m najor roads, school Agent: 1 time capit have correct owners PFRCVL 60019734 Appointment Pho Poss: Immediate	\$1,188.00 CentralAir, Pub xt, BrickExt, Pa nishedWood, V ndry Kit: Eath noval, TrashRe I: Average+ ouse has been rs, tile floor, S/s /w floors. Step oor is finished of area, private ba f the home has nuch to mention is & shopping a tal contribution is listed yet. (610) 831 (267) 231 one: (888) 643	licWater, PublicSe atio, Balcony, Asso V/WCarpeting, Tile inKitchen, ElecCoor moval, TennisCour redone from top t S appliances & 39' out back & enjoy ff w/ a brand new lcony & 2 closets in ew carpeting & in that you'll just ha and the Perkiomen due by buyer at se l-5300 I-5300 I-8255 3-0123 Agmt: Sign: BkInt:	CPool FI, FulB oking, Bu oking, Bu oking, Bu or bottom ' cabinet those su powder (1 walk-i upgrade to se o Trail run ettlemen SBr: BBr: 3 TBr: ER Y [N]	0-150A Bsmt: athMnE uiltInDis Ground, n. Walk ts w/ so ummer E room. L in). The d paddi e it for ns throu t. Prope	mpEl FullBas 3ed, Dre shW, Dis ExtPoo through ft close 3BQs in Jpstairs main b ng throu yourself ugh the erty was OPr LDt OMI N LMI DOI	sement ssRm sposal IFee, the fr doors. the re you'll athroo ughout . This develo part c : \$: 05/ D: 08/ D: 08/ D: 10/	MnBe , ont du The ar ya find a m ha . Oth home ppmen of an	000r first rd s er er ent. 0000 012 012 012

Financing: FHA

Sell Conces: N

Nember Full Report courtesy of: James Marks			(Mobile	E-mail:			
135 Larchwood Ct, Collegeville, PA 1942	6	0.1 n	ni R	ES S	STL		\$170	,000
	School Dist: - High: - Middle: - Elem: Directions from 422 exit Larchwood.	Spring-Frd at Collegeville, N o	p 1 E S E I U On Rt 29	Owner Type: Design Style: Basem Age: nt SF: Jnit Fl Centra nterne	ent: oor #: I Air: et: o comp	FeeS Row/ 2-Sto Color Y 33 1,304 Y Y/Y	Town ry nial / A	
Exterior Front	Cross Street:	. KI 29	IVIA	p Griu	: 7673[זכ		
Room Dimensions					ther Info		on	
R/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: nclusions: Washer, Dryer, Window Treatments, Sto Exclusions: Refrigerator	ve, Lawn Mowe	er		Ba Ba Mc	ooms: th Full: th Part del: iilder:			OL OL
Tax Information Association In	fo	Lot Information						
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One-time Fee: Features Jtilities: ElectricHeat, HotAirHeat, ElectricHtWt, Cent -CarParking Exterior : StreetLights, TennisCrt(s), W ssocPool Bsmt : FullBasement, FinishedBsmt, Out Vinyl/LinFl, SecuritySys, PartBathMnBe, WalkInClstME ElecCooking, SelfClnOven, BuiltInDishW Assn Inc: ExtPoolFee, ExtClubFee Finance : ConventnalFi, FH Remarks Public: Magnificent townhome for sale at a fabulous p SD. With 2 Br and 1.5 updated Baths plus bonus vanity oom great for 3rd Br or Office. Owner prepped proper arpets up the stairs and down the hall (Lr carpets only ainted only 2 yrs ago). Nice neutral colors! Updated K Owner's Suite includes a fabulous walk in closet and s ard. The washer and dryer in the 2nd floor laundry are Publics, outdoor pool and play area. Agent: itFron	\$1,188.00 ralAir, PublicWa /oodExt, BrickE Side/WlkO Inte B, Foyer/VestEr ComAreaMaint, IA, VA Cond: wrice in much so y, this 1304 sq f ty for sale with a y 2 yrs old), fres (itchen comes f lider that opens e yours to have ticulously lands nt door does no	ater, PublicSewer, xt, RearYard, Pitcl erior: AccessPand N, NoModifs/Unk, L SnowRemoval, T Average+ ught after Perkiom ft delight includes a a brand new hot w shly painted Basen ully equipped with to a balcony over along with electr caped for you to e t comply with HOA	nedRoo el, NoFin IpprFlrL rashRer nen Woo a fully fin ater hea hent and built in o looking fin ic lawn i njoy! Co	0AmpE f, Deck replace ndry moval, ods dev nished ater, H ¹ d Powo dishwa the spa mower	El Parl c, Patio, e, W/W6 Kit: Fu Tennis velopm Basem VAC sy ler room sher ar acious f and wi ity boa	king: Carpe IlKit-N Court, ent in ent w stem, n (othe d disp enceo ndow sts ter	ting, loEI, Sprin ith se new er are cosal. I in ba treatr nnis c	gford parate as ack nents! ourts,
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Cone-time Fee: Features Jtilities: ElectricHeat, HotAirHeat, ElectricHtWt, Cent CarParking Exterior: StreetLights, TennisCrt(s), W AssocPool Bsmt: FullBasement, FinishedBsmt, Out Vinyl/LinFl, SecuritySys, PartBathMnBe, WalkInClstME ElecCooking, SelfClnOven, BuiltInDishW Assn Inc: C ExtPoolFee, ExtClubFee Finance: ConventnalFi, FH Remarks Public: Magnificent townhome for sale at a fabulous p SD. With 2 Br and 1.5 updated Baths plus bonus vanity oom great for 3rd Br or Office. Owner prepped proper arpets up the stairs and down the hall (Lr carpets only bainted only 2 yrs ago). Nice neutral colors! Updated K Dwner's Suite includes a fabulous walk in closet and s ard. The washer and dryer in the 2nd floor laundry are Plenty of storage in outdoor 'sheds'. Front gardens me alub house, outdoor pool and play area. Agent: itFront OA has not issued any notices so current owner prefet Brokerage Information Prudential Fox & Roach Realtors- Collegeville ListAgent: Carolyn Geyer 60020789 CoListAg: Megan Goldstein Appointment Ph Show: CallToShow, ComboLockBox Poss: 30-90Da	\$1,188.00 ralAir, PublicWa /oodExt, BrickE Side/WlkO Inte 3, Foyer/VestEr ComAreaMaint, IA, VA Cond: rrice in much so y, this 1304 sq f ty for sale with a / 2 yrs old), fres (itchen comes f lider that opens e yours to have ticulously lands th door does no ers to leave as (610) 831 (484) 947 one: (888) 643	ater, PublicSewer, xt, RearYard, Pitcl erior: AccessPann NoModifs/Unk, L SnowRemoval, T Average+ ught after Perkiom ft delight includes a a brand new hot w shly painted Basen ully equipped with to a balcony over along with electr caped for you to e t comply with HOA is. 1-5300 x8106 1-2742 3-0123 Agmt: Sign: BkInt:	nedRooi el, NoFii IpprFlrL rashRer nen Woo a fully fir ater hea nent and built in o looking t ic lawn n njoy! Cc a. Previc SBr: BBr: 3 TBr: ER Y I N I	0AmpE f, Deck replace ndry moval, ods dev nished ater, H' d Powc dishwa the spa mower power power ous own 3 DVB:	El Parl c, Patio, a, W/Wi Kit: Fu Tennis velopme Basem VAC sy ler roon isher ar acious f and wi ity boa ner inst OF LC N LM DC	king: Carpe IllKit-N Court, Court, ent in ent wistem, n (othen d disp enced ndow sts ter alled t Pr: Dt: 0	ting, loEl, Sprin ith se ossal. I in ba treatr nnis c \$184 \$184 \$184 \$184 \$184	gford parate as ack nents! ourts, por. I,900 2012 2012
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SellAgent:	Andrew Himes
Financing:	Other

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