\$415,000

\$1,699

DOM: 7 PMP: 7

## CB Preferred-Conshohocken

Member Medium Report courtesy of: **Michael Sroka** 1 to 2 of 3 Listings

Office: (610) 828-9558 Ext5844 Home Phone: (484) 531-5844 E-mail: msroka@cbpref.com

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1 726 Cedar Grove Rd

MLS #: 6039601

MLS Area: 10425 Marple Twp

City/Zip: Broomall/19008-2219

Sb/Nb: Cedar Grove Farm

SchD: Marple-Newtown

Ac/Lot: 0.60 / 100X261

Tax ID # 25-00-00596-00

RES

Gar: Park: DrivewayPrk StDt: 04/16/2012 FamRm: N Firepl: 1 Stone Age: 57 Kitchen: Nook/Bar, Electric Int Sq Ft: 1,820 Full, Finished Bsmt: Taxes: \$4,559 Wt/Sw: PublicWater / PublicSewer Assn: Heat: OilHotWater C/A: Y DOM: 10 PMP: 10 ShrtSale: N

Ranch

1-Story

Traditional

Public Remarks: Beautifully updated & maintained stone ranch situated on a picturesque property. Great central location but the yard feels private and serene. Front patio leads to the living room with impressive stone fireplace. House has lots of character and all the upgrades you could want. Main floor has hardwood floors throughout. Custom kitchen with dark cabinetry, high level granite, and breakfast bar. Dining room leads onto the oversized deck with views of the wonderful backyard. Spacious Master has an adjacent bathroom with tile shower and soaking tub. Main floor also has 2 more bedrooms and another updated full bath. Full finished basement offers a great extra living/entertaining space with wet bar, extra bedroom & bath, storage, and large laundry area. Detached 2-car garage. This exquisite home won't last long! Agent: Contact Mike Sroka 484-531-5844 or bowerssroka@cbpref.com. See attached sellers disclosure for presentation of offer instructions.

ACT

Sng

Map: 8098C1 Coldwell Banker Preferred-Conshohocken **CBPRECON** (610) 828-9558 x5844 SBr: OPr: \$415,000 ListAgent: BBr: 2.5% LPr: Michael Sroka (484) 531-5844 \$415,000 226893 CoListAq: Appointment Phone: (877) 737-9057 LDt: 04/16/2012 TBr:

2 185 Gay St

MLS #: 6041481 Garage: None
MLS Area: 19127 19127 Parking: OnStr
City/Zip: Philadelphia/19127- Basemt: Partia

ACT

RNT

Philadelphia/191271310

Manayunk
Philadelphia

3+Story

Garage: None Pets: N StDt: 04/19/2012
Parking: OnStreet NoSmoke: N Age: 81
Basemt: Partial, U ... Furnish: N Int Sq Ft: 1,785
Laundry: Basement Fam Rm: N
Fireplace: N Assn:

1/0

 Sb/Nb:
 Manayunk
 Fireplace:
 N

 SchD:
 Philadelphia
 C/A:
 Y

 Ac/Lot:
 0.03 / 21X52

 Tax ID #
 211144300

Public Remarks: Great rental home in prime Manayunk location - close to all shops, restaurants, and public transportation! Large eat-in kitchen that exits to the deck and fenced backyard. On the second floor you will find 2 bedrooms and a full bathroom with tile flooring. The third floor offers 2 more spacious bedrooms, one with sunny skylights. Tenant responsible for all utilities. Home offers plenty of storage in the basement and gated outdoor breezeway. Before new tenant moves in, house will be professionally cleaned. Available June 1st! Owner is a licensed PA real estate agent.

Agent: Contact Jeremy Bowers at 215-370-9107 or bowerssroka@cbpref.com. See attached rental application & checklist.

Map: 7931C6 Coldwell Banker Preferred-Conshohocken CBPRECON (610) 828-9558 x5844 SBr: OPr: \$1.699 ListAgent: BBr: 1/2 Mon. Avail: Michael Sroka 226893 (484) 531-5844 06/01/2012 CoListAg: Appointment Phone: (877) 737-9057 TBr: LDt: 04/19/2012

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\$259.900

## **CB Preferred-Conshohocken**

Member Medium Report courtesy of: Michael Sroka 3 to 3 of 3 Listings

Office: (610) 828-9558 Ext5844 Home Phone: (484) 531-5844 E-mail: msroka@cbpref.com

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MLS #: MLS Area: City/Zip:	6044368 10113 Falls Twp Levittown/19054-2719	FamRm:	Y Park: StreetParkng N Firepl: 0 Eat-In,Electric	StDt: 04/24/2012 Age: 57 Int Sq Ft:
Sb/Nb:	Elderberry	Bsmt:	None	Taxes: \$3,398
SchD:	Pennsbury	Wt/Sw:	PublicWater / PublicSewer	Assn:
Ac/Lot: Tax ID #	0.21 / 52X125 13-025-064	Heat: ShrtSale:	Electric C/A: Y	DOM: 2 PMP: 2

2-Story

Cape

Public Remarks: Tastefully renovated Cape Cod with many recent improvements. Living room features a large bay window for plenty of natural light. All new kitchen includes granite countertops, stainless steel appliances, and tile flooring. Sliders lead to a spacious sunroom with new flooring and glass doors that give access to the backyard. The main floor also has 2 bedroooms and a brand new full bathroom. 1st floor bath includes tile floor/shower and beautiful vanity. Upstairs you will find 2 more good sized bedrooms, and another renovated & tiled full bath. Brand new heating & central air system has been installed. Home also has a full laundry room. Neutral paint & new fixtures throughout. This is a must-see! All of this, located in the award winning Pennsbury school district. Seller is related to the Listing Agent. Agent: Contact Jim Romano at 215-520-6839 or bowerssroka@cbpref.com. Please see presentation of offer instructions uploaded with the sellers disclosure.

Sna

ACT

**RES** 

Dir:					Map:	7770E2
Coldwell Banker P	referred-Conshohocken	CBPRECON	(610) 828-9558 x5844	SBr:	OPr:	\$259,900
ListAgent:	Michael Sroka	226893	(484) 531-5844	BBr:	2.5% LPr:	\$259,900
CoListAg:	Jim Romano	Appointment Phone:	(877) 737-9057	TBr:	LDt:	04/24/2012

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