



BUY HOME FROM OWNER



New!

\$469,000



Address

580 Perimeter Drive, Downingtown, Pennsylvania, 19335

ABOUT HOME

The Georgetown Garden Villa, the largest of the Villa Models in Eagleview has approx. 3100 sq. ft. of living space and includes many exclusive upgrades. Neutral dÃ©cor throughout makes this home the next best thing to new construction. This garden villa was a builders model. Owners are original purchasers from builder.

Bdrms: 3 Bathrooms: 2.5 Formal Living Room, Formal Dining Room, Kitchen, Breakfast Room w/ cathedral ceiling, Great Room w/ gas log fireplace, Laundry Room/Pantry, Master Suite w/ walk-in closet and bath with Jacuzzi soaking tub, tiled shower, double sinks, finished basement w/ walk-out thru French doors to patio. Deck off Breakfast Room. Lots of storage on main floors and basement. Two (2) car garage with double doors and automatic openers.

Hardwood flooring in main living areas-dining room, breakfast room, family room, powder room, stairs and closets. Custom tile in kitchen, laundry room, master bath, guest bath.

Upgraded carpeting in formal living room, upstairs bedrooms and finished basement.

Kitchen features wood finished upgraded cabinets, tile backsplashes, upgraded gas stove, dishwasher, garbage disposal, microwave, side by side ref., stainless steel sink, abundant cabinets with built-in desk.

Laundry room and pantry has tiled walls and floors with plenty of shelf space.

Natural gas forced air heat with Electronic Air Cleaner.

Raised Deck has natural gas line for grill.

All window treatments and upgraded lighting fixtures to stay with home.

Basement: Full finished basement approx. 650 sq. ft., 3 storage closets, pool table and accessories.

Utilities: Gas Heat, Gas Hot Water Heater, Gas Hot Water, Central Air, Electronic Air Cleaner, Public Water, Public Sewer, 200 AMP Eleectrical, 220 single phase in laundry room, Comcast cable with Hi-speed Internet. Parking: 2 car garage with oversized driveway.

Exterior: Sidewalks, Street Lights, Stucco/Sim Ext. Brick Ext. Concrete Foundation. Shingle Roof, Deck, Porch, Assoc. Pool and Tennis Courts. All outside maintenance included in HOA fees.

RE Taxes: \$6119/ 2005 HOA Assoc Fee: \$159 / mo. County: Chester Twp: Uwchlan Builder: Hankin

Style: 2 story Colonial Row Home

Schools: Downingtown School System, Downingtown E. High, Lionville Middle, Uwchlan Elementary

Owner is licensed real estate salesman in Virginia. Settlement and possession can be within 45 days if buyer desires.

Call for Appt. 610-321-0847 or Cell Pho. 610-209-9503

Email: david1847@comcast.net for addition photos and information

David and Toni Ambuehl

contact@leadfsbo.com



PROPERTY DETAILS

Sq. Footage: 3100
of Floors: 2
of Bedrooms: 3
of Bathrooms: 2
Year Built: 1998

If you like this house, call its owner by telephone (610)321-0847 or leave him message. With him you may on all agree. Without go-betweens. Without comission.

Contact Information

Contact: David Ambuehl
Phone: (610)321-0847
Phone: (610)321-0847

Email:

All information is deemed reliable but is not guaranteed and should be independently verified.

When you re looking through the Sunday paper you might see ads that say [fsbo home](#), [fsbo house](#), or [fsbo land](#). What does fsbo mean? FSBO stands for For Sale By Owner. This is when a seller puts up his home or land for sale without the use of a real estate agent.

NEW!