



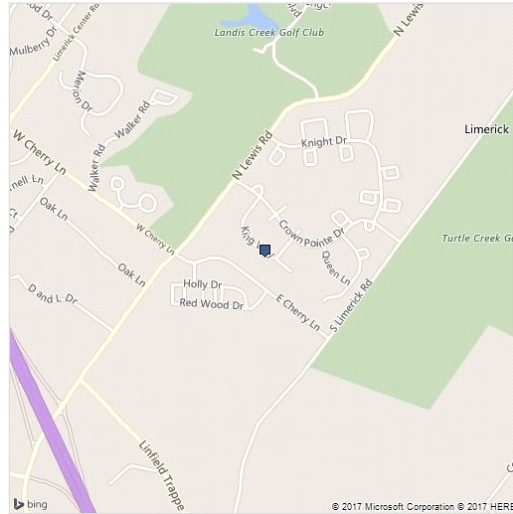
## Cross Property Client Full w/1 page of photos

62 King Way, Royersford, PA 19468

Residential

Active

\$339,500



MLS #: 7070103  
 Tax ID #: [37-00-01399-553](#)  
 County: Montgomery  
 MLS Area: Limerick Twp (10637)  
 Subdiv / Neigh: Waterford Greene  
 School District: [Springford](#)  
 - High:  
 - Middle:  
 - Elementary:  
 Building:  
 Floor Number:  
 Waterfront: No

Beds: 3  
 Baths: 2 / 1  
 Approx Int Sq Ft: 2,527 / Seller  
 Price / Sq Ft: \$134.35  
 Style: Colonial, Traditional  
 Design: 2 Story  
 Type: Single/Detached  
 Ownership: Fee Simple  
 Age: 20  
 New Construct: No  
 Condition: Average+  
 Central Air: Yes

### Lot Info

Acres / Lot Sq Ft: .14 / 6,162  
 Lot Dimensions: 61  
 Land Use / Zoning: 1101 / R4  
 Block / Lot: - / 016

### Tax Info

Taxes / Year: \$4,997 / 2017  
 Assessment: \$152,870  
 Land Assessment:  
 Improvement Asmt:

### Association / Community

Condo / HOA: No / Yes  
 Recurring Fee: \$178 / Quarterly  
 Adult 55+/62+ Comm: No  
 One-Time Fee: \$500

### Rooms

Total Rooms:	7	Part Baths:	1 Main, 0 Up, 0 Low
Full Baths:	0 Main, 2 Up, 0 Low	Living/Great Room:	13 x 11 Main
Main Bedroom:	19 x 15 Upper	Dining Room:	10 x 10 Main
Second Bedroom:	13 x 11 Upper	Kitchen:	14 x 13 Main
Third Bedroom:	12 x 11 Upper	Family Room:	15 x 13 Main
		Foyer:	14 x 4 Main
		Mstrbath:	11 x 10 Upper
		Rec Rm:	15 x 13 Basement

### Features

Exterior: Vinyl Exterior, Shingle Roof, Sidewalks, Deck, Patio, Level Lot, No Swimming Pool

Interior: Wet/Dry Bar, Security System, Skylight(s), Foyer/Vestibule Entrance, Main Bedroom Full

Bath, Main Bedroom Walk-in Closet, Den/Study/Library, No/Unknown Accessibility Modifications, Upper Floor Laundry, One Fireplace, Family Room Fireplace, Gas/Propane Fireplace, Tile Floors, Wall to Wall Carpet

**Kitchen:** Eat-In Kitchen, Built In Dishwasher, Built In Microwave, Built In Range, Pantry, Gas Cooking

**Basement:** Full Basement, Finished All Basement

**Parking:** 2 Car Garage, Attached Built In, Garage Door Opener, Inside Access, 2-Car Parking, Driveway Parking

**Utilities:** Central Air, Gas Heating, Hot Air, 200-300 Amps , Gas Hot Water, Public Water, Public Sewer

**Remarks**

**Public:** You'll find all the space you need in this tastefully updated & thoughtfully designed home nestled in the desirable Waterford Greene Community. A 2-story foyer greets you & leads you past a living room, dining room & into the bright & cheery eat-in kitchen w/granite tops, stainless appliances, tile back-splash & pantry which overlooks the family room with gas fireplace. Double doors guide you into the sprawling master suite w/large walk-in closet, double-bowl vanity, soaking tub, tiled shower & skylight. Finished basement w/built-in bar for gathering family & friends. Spend hours lounging or entertaining on the paver patio or 2-tiered deck. Other features include 2nd floor laundry, security system & 2-car garage.

**Directions:** From 422 E. take Limerick exit. Turn left off exit onto N. Lewis Rd. Turn right King to home on right.

**Listing Information**

MLS #:7070103

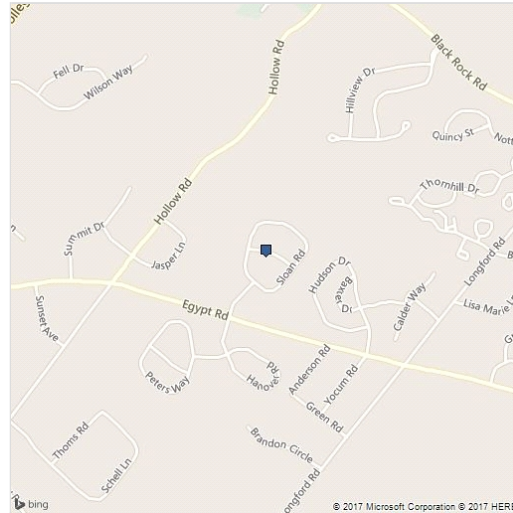
**Earliest Possession:** Immediate

**Days On Market:** 2





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MLS #: 7069875  
 Tax ID #: 61-00-04950-056  
 County: Montgomery  
 MLS Area: Upper Providence Twp (10661)  
 Subdiv / Neigh: Regency At Providenc  
 School District: [Springford](#)  
 - High:  
 - Middle:  
 - Elementary:  
 Building:  
 Floor Number:  
 Waterfront: No

Beds: 2  
 Baths: 2 / 1  
 Approx Int Sq Ft:  
 Price / Sq Ft:  
 Style: Ranch  
 Design: 1 Story  
 Type: Single/Detached  
 Ownership: Fee Simple  
 Age: 11  
 New Construct: No  
 Condition: Average+  
 Central Air: Yes

#### Lot Info

Acres / Lot Sq Ft: .14 / 6,067  
 Lot Dimensions: 61  
 Land Use / Zoning: 1101 / ARR  
 Block / Lot: - / 060

#### Tax Info

Taxes / Year: \$6,895 / 2017  
 Assessment: \$220,330  
 Land Assessment:  
 Improvement Asmt:

#### Association / Community

Condo / HOA: No / Yes  
 Recurring Fee: \$295 / Monthly

Adult 55+/62+ Comm: Yes  
 One-Time Fee: \$1,200

#### Rooms

Total Rooms:  
 Full Baths: 2 Main, 0 Up, 0 Low  
 Main Bedroom: 16 x 15 Main  
 Second Bedroom: 11 x 10 Main

Part Baths: 0 Main, 0 Up, 1 Low  
 Living/Great Room: 14 x 12 Main  
 Dining Room: 12 x 12 Main  
 Kitchen: 13 x 12 Main  
 Family Room: 18 x 15 Main  
 Breakfas: 11 x 8 Main  
 Sun Room: 8 x 8 Main  
 Fam Room: 0 x 0 Lower  
 Game/Off: 0 x 0 Lower  
 Laundry Room: 0 x 0 Main

#### Building Information

Builder: Toll  
 Units in Development: 330  
 Pets: Yes  
 Basement Footprint: 100%  
 Basement Finished: 90%

Model: Lehigh  
 Above Ground Sq Ft: 2,007 / Seller  
 Below Ground Sq Ft: 1,500 / Listor  
 R-Factor Walls/Ceiling:

#### Features

Exterior: Other Exterior, Stone Exterior, Vinyl Exterior, Concrete Foundation, Pitched Roof, Shingle Roof, Exterior Lights, Sidewalks, Street Lights, Tennis Court(s), Underground Electric,

Deck, Patio, Porch, Front Yard, Rear Yard, Side Yard(s), Association Swimming Pool

Interior:	9+ Foot Ceiling, Wet/Dry Bar, Cable TV Wired, Ceiling Fan(s), Security System, Stall Shower, Foyer/Vestibule Entrance, Main Bedroom Full Bath, Main Bedroom Walk-in Closet, Game/Media, Professional Office, Sun/Florida , Utility/Mud, No/Unknown Accessibility Modifications, Main Floor Laundry, One Fireplace, Family Room Fireplace, Gas/Propane Fireplace, Finished Wood Floors, Tile Floors, Wall to Wall Carpet
Kitchen:	Kitchen & Breakfast Room, Built In Dishwasher, Built In Microwave, Disposal, Double Sink, Energy Efficient Appliance, Island, Pantry, Gas Cooking
Basement:	Full Basement, Finished All Basement, Outside Entrance / Walk Out
Parking:	2 Car Garage, Attached Built In, Garage Door Opener, 2-Car Parking, Driveway Parking
Utilities:	Central Air, Gas Heating, Zoned Heat, 200-300 Amps , Gas Hot Water, Public Water, Public Sewer
Assoc. Fee Incl:	Club House, Common Area Maintenance, Health Club, Lawn Maintenance, Management, Security, Snow Removal, Swimming , Tennis , Trash Removal
Inclusions:	Refrigerator, Washer/Dryer , Window Treatments & Custom Drapes.
Exclusions:	Pool Table & Light Over Pool Table. Din Rm Light Fixture. Tv Lower Lev

### Remarks

**Public:** Enjoy the panoramic views while relaxing on the upper deck or the walled patio of this ranch style home with fully finished walk out basement. Enter to the combined living and dining room with 12 ft ceilings and finely detailed crown molding. The bright extensive kitchen with ample cabinets overlooks the breakfast area and family room. Hardwood floors, a gas fireplace and custom window treatments enhance this open and inviting area, perfect for entertaining. This home features an intimate office alcove or a perfect spot to enjoy a good book that open to the deck with soaring views of the distant hills. Double doors open to the owners suite with tray ceiling, walk in closet and master bath. The main level has a second bedroom, a second full bath and laundry room. The best is yet to be enjoyed as you descend to the lower level and the completely furnished rec room and game room with office and half bath. This treasured room hosts a wet bar, media area with in ceiling speakers. recessed shelving and an additional game room area. Storage closets with sturdy shelving and a cedar closet are added bonuses. The walk out doors open to a walled patio and an expansive lawn and community gazebo. The 55+ community is convenient to the Providence Town Center and the Oaks shopping area. The clubhouse, tennis, pickle ball, fitness center, indoor and outdoor pool are the center of community activities. A key card is available for clubhouse tour.

**Directions:** Rt 422 to Oaks Exit, west on Egypt Rd aprox 2 miles at blinking light right onto Fairmount (Regency at Providence) left on Sloan, right on Thayer Way

### Listing Information

MLS #:7069875

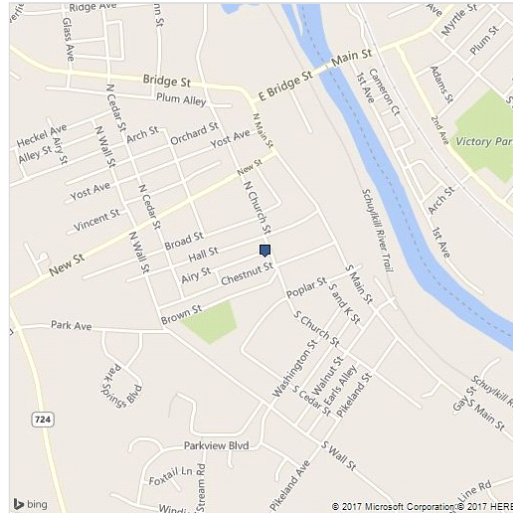
Earliest Possession: Negotiable  
Finance Accepted: Conventional

Days On Market: 3





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**MLS #:** 7067412  
**Tax ID #:** [14-04 -0429](#)  
**County:** Chester  
**MLS Area:** Spring City Boro (10314)  
**Subdiv / Neigh:** 00000000000000000000  
**School District:** [Springford](#)  
 - High: Spring-Frd  
 - Middle: Spring-Frd  
 - Elementary: Spring Cty  
**Building:**  
**Floor Number:**  
**Waterfront:** No

**Beds:** 3  
**Baths:** 1 / 1  
**Approx Int Sq Ft:** 1,230 / Assessor  
**Price / Sq Ft:** \$182.85  
**Style:** Ranch  
**Design:** 1 Story  
**Type:** Single/Detached  
**Ownership:** Fee Simple  
**Age:** 42  
**New Construct:** No  
**Condition:**  
**Central Air:** Yes

**Lot Info**

**Acres / Lot Sq Ft:** .21 / 9,010  
**Lot Dimensions:** 0.21  
**Land Use / Zoning:** R10 / R2  
**Block / Lot:** - / 0429

**Tax Info**

**Taxes / Year:** \$3,784 / 2017  
**Assessment:** \$108,180  
**Land Assessment:** 32,380  
**Improvement Asmt:** 75,800

**Association / Community**

**Condo / HOA:** No / No  
**Recurring Fee:**  
**Adult 55+/62+ Comm:** No  
**One-Time Fee:**

**Rooms**

<b>Total Rooms:</b>			<b>Part Baths:</b>	0 Main, 0 Up, 0 Low
<b>Full Baths:</b>	0 Main, 0 Up, 0 Low		<b>Living/Great Room:</b>	17 x 13 Main
<b>Main Bedroom:</b>	14 x 12 Main		<b>Dining Room:</b>	14 x 8 Main
<b>Second Bedroom:</b>	13 x 8 Main		<b>Kitchen:</b>	11 x 9 Main
<b>Third Bedroom:</b>	10 x 9 Main		<b>Sunroom:</b>	21 x 9 Main

**Features**

**Exterior:** Aluminum/Steel Exterior, Vinyl Exterior, Fencing, Sidewalks, Patio, Porch, Rear Yard, No Swimming Pool  
**Interior:** No/Unknown Accessibility Modifications, Basement Laundry, No Fireplace  
**Kitchen:** Full Kitchen, Cook Top, Double Sink, Energy Efficient Appliance, Pantry, Self-cleaning Oven, Wall Oven, Electric Cooking  
**Basement:** Full Basement  
**Parking:** 1 Car Garage, Attached Built In, Inside Access, Street Parking  
**Utilities:** Central Air, Oil Heating, Hot Water Heat, 200-300 Amps , Oil Hot Water, Summer/Winter Hot Water, Public Water, Public Sewer

## Remarks

Public:

Sunny 3 bedroom home in award-winning Spring-Ford School District! Enter through the spacious living room with large front window letting in plenty of natural sunlight. The formal dining room looks out to the grassy backyard and leads to the kitchen with tall wooden cabinetry and matching appliances. The large three-season sunroom allows you to enjoy the weather and the view of the backyard. The three spacious bedrooms share a full bathroom with fully tiled tub and the master bedroom includes an en-suite half bathroom. Additional highlights include dual heating sources to maximize efficiency, central air, brand new entry door, and newer windows. Close to the library, parks, schools, and shops.

Directions:

Heading N. on PA-724, turn right on Park Rd. Turn left on S. Wall St. Turn right on Chestnut St. Turn left on S. Church St. Home on left.

## Listing Information

MLS #:7067412

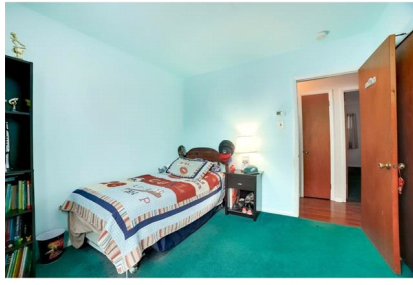
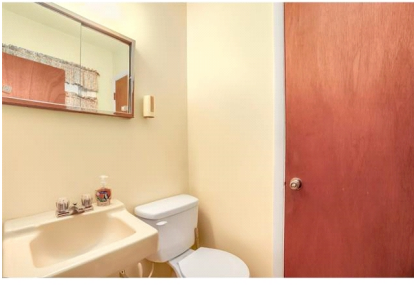
Earliest Possession:

Days On Market:

8







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