

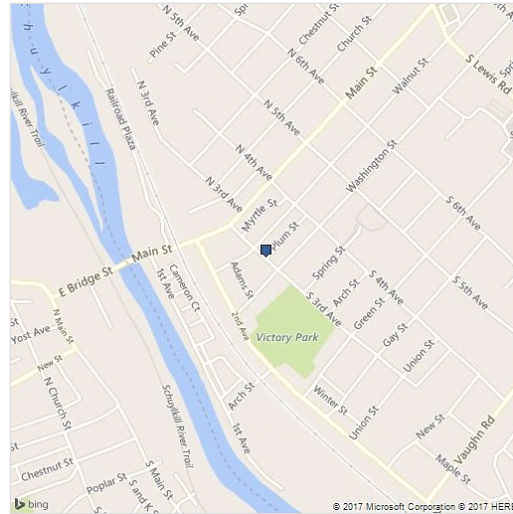


122 S 3rd Ave, Royersford, PA 19468

Residential

Active

\$189,900



MLS #: 7081669
 Tax ID #: [19-00-04096-007](#)
 County: Montgomery
 MLS Area: Royersford Boro (10619)
 Subdiv / Neigh: None Available
 School District: [Springford](#)
 - High:
 - Middle:
 - Elementary:
 Building:
 Floor Number:
 Waterfront: No

Beds: 4
 Baths: 1 / 1
 Approx Int Sq Ft: 1,800 / Seller
 Price / Sq Ft: \$105.50
 Style: Traditional
 Design: 3+ Story
 Type: Row/Town/Clu
 Ownership: Fee Simple
 Age: 127
 New Construct: No
 Condition: Average+
 Central Air: No

Lot Info

Acres / Lot Sq Ft: .05 / 2,375
 Lot Dimensions: 13
 Land Use / Zoning: 1101 / R3
 Block / Lot: - / 059

Tax Info

Taxes / Year: \$2,525 / 2017
 Assessment: \$65,500
 Land Assessment:
 Improvement Asmt:

Association / Community

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

Rooms

Total Rooms:			Part Baths:	1 Main, 0 Up, 0 Low	
Full Baths:	0 Main, 1 Up, 0 Low		Living/Great Room:	0 x 0	Main
Main Bedroom:	0 x 0	Upper	Kitchen:	0 x 0	Main
Second Bedroom:	0 x 0	Upper	Laundry Room:	0 x 0	Upper
Third Bedroom:	0 x 0	Upper			
Fourth Bedroom:	0 x 0	Third			

Features

Exterior: Brick Exterior, Wood Exterior, Flat Roof, Sidewalks, Deck, Patio, Porch, Front Yard, Level Lot, Rear Yard, Sloping Lot, No Swimming Pool

Interior: 9+ Foot Ceiling, Cable TV Wired, Ceiling Fan(s), Living Room/Great Room Entrance, Loft, No/Unknown Accessibility Modifications, Upper Floor Laundry, No Fireplace, Tile Floors, Vinyl/Lin Floors, Wall to Wall Carpet

Kitchen:	Eat-In Kitchen, Built In Dishwasher, Built In Microwave, Built In Range, Double Sink, Pantry, Electric Cooking
Basement:	Full Basement, Unfinished Basement
Parking:	No Garage, Street Parking
Utilities:	Wall/Window Air Conditioning, Electric Heating, Oil Heating, Baseboard Heat, Hot Water Heat , Electric Hot Water, Public Water, Public Sewer

Remarks

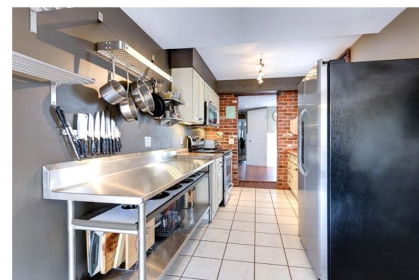
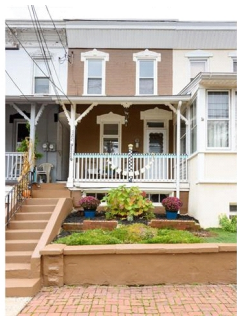
Public: Welcome to 122 S 3rd Ave. Beautifully maintained townhouse in the Boro. of Royersford. This 4 bedroom home features an amazing 3 Stories of living space. Enter from the charming covered front porch into the cozy family room with large windows allowing for abundant natural light and plenty of entertaining space. Follow the hall into an open space great for a quiet sitting room, extra storage or bar area. Continue on into the updated eat in kitchen with stainless steel appliances and slider door to the back deck, patio and fully fenced yard perfect for all your outdoor fun and entertaining. Access to a half bath and the unfinished basement, ready for whatever your heart desires, home gym, office or just extra storage space completes the 1st floor. Up the stairs you will find 3 good sized bedrooms. A full bath with gorgeous claw foot tub and shower and laundry area complete the 2nd floor. Follow the stairs up to the 3rd floor spacious loft/ bedroom area with a vaulted ceiling you will feel like you're sitting on top of the world. Walk into town for shopping, restaurants and community events. Major routes and public transportation close by. You won't want to miss this one it will be gone in a flash!

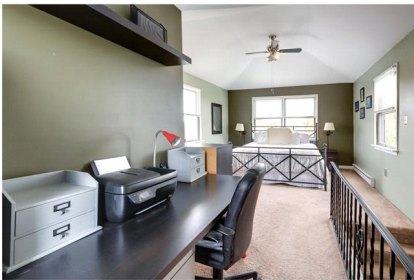
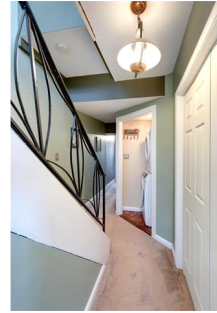
Directions: From Exton, US100N, R onto 113N, L onto Hares Hill, L onto 724W, R onto New St, L onto N Main St, R onto E Bridge St, R onto S 3rd St.

Listing Information

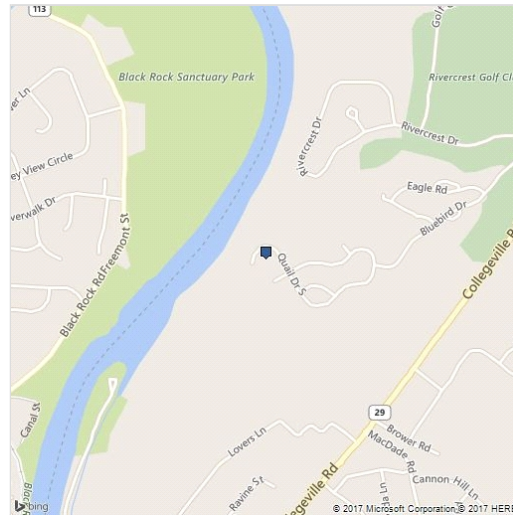
MLS #:7081669

Earliest Possession: Negotiable Days On Market: 7
 Finance Accepted: Conventional, FHA203(b), VA





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MLS #: 7081301
 Tax ID #: [61-00-03579-176](#)
 County: Montgomery
 MLS Area: Upper Providence Twp (10661)
 Subdiv / Neigh: Rivercrest
 School District: [Springford](#)
 - High: Spring-Frd
 - Middle: Spring-Frd
 - Elementary:
 Building:
 Floor Number:
 Waterfront: No

Beds: 4
 Baths: 4 / 1
 Approx Int Sq Ft: 3,288 / Assessor
 Price / Sq Ft: \$151.76
 Style: Colonial
 Design: 2 Story
 Type: Single/Detached
 Ownership: Fee Simple
 Age: 13
 New Construct: No
 Condition: Average+
 Central Air: Yes

Lot Info

Acres / Lot Sq Ft: .20 / 8,755
 Lot Dimensions: 137
 Land Use / Zoning: 1101 / GCR
 Block / Lot: - / 211

Tax Info

Taxes / Year: \$9,048 / 2017
 Assessment: \$292,790
 Land Assessment: 0
 Improvement Asmt: 0

Association / Community

Condo / HOA: No / Yes
 Recurring Fee: \$175 / Monthly

Adult 55+/62+ Comm: No
 One-Time Fee: \$1,000

Rooms

Total Rooms: 9
 Full Baths: 0 Main, 3 Up, 1 Low
 Main Bedroom: 22 x 17 Upper
 Second Bedroom: 15 x 14 Upper
 Third Bedroom: 12 x 11 Upper
 Fourth Bedroom: 14 x 12 Upper

Part Baths: 1 Main, 0 Up, 0 Low
 Living/Great Room: 11 x 11 Main
 Dining Room: 14 x 10 Main
 Kitchen: 16 x 15 Main
 Family Room: 20 x 17 Main
 Brk Area: 15 x 16 Main
 Laundry Room: 6 x 10 Main

Building Information

Builder: Toll Brothers
 Basement Footprint:

Model: Assateague
 Below Ground Sq Ft: 1,200 / Listor

Features

Exterior: Stucco Exterior, Shingle Roof, Lawn Sprinkler, Sidewalks, Street Lights, Building Facade Orientation North, Patio, Association Swimming Pool

Interior: 9+ Foot Ceiling, Cable TV Wired, Cathedral/Vault Ceiling, Ceiling Fan(s), Security System, Pull-Down Stairs Attic, Cathedral/Vault Ceiling Entrance, Foyer/Vestibule Entrance, Main Bedroom Full Bath, Main Bedroom Walk-in Closet, Utility/Mud, No/Unknown Accessibility Modifications, Main Floor Laundry, Two Fireplaces, Brick Fireplace, Family Room Fireplace, Finished Wood Floors, Tile Floors, Wall to Wall Carpet

Kitchen:	Kitchen & Breakfast Room, Built In Dishwasher, Cook Top, Disposal, Double Oven, Double Sink, Island, Pantry, Gas Cooking
Basement:	Full Basement, Finished All Basement, Outside Entrance / Walk Out
Parking:	2 Car Garage, Attached Built In, 2-Car Parking, Driveway Parking
Utilities:	Central Air, Gas Heating, Hot Air, 200-300 Amps , Gas Hot Water, Public Water, Public Sewer
Assoc. Fee Incl:	Club House, Common Area Maintenance, Health Club, Insurance, Management, Sewer, Snow Removal, Swimming , Trash Removal
Extra Fees:	Golf
Inclusions:	Window Blinds & Window Treatments, Gas Clothes Dryer -As Is W No Value

Remarks

Public: Welcome home to Rivercrest...a luxurious, gated golf community located within minutes of King of Prussia. The entire interior of home freshly painted in a neutral tone (after some photos were taken). Fabulous 1st floor open floor plan features 2 story foyer; living room; dining room; large kitchen with abundant cabinets, granite tops, gas cook top, dbl oven, lg pantry, breakfast area with exit to rear paver patio; cozy family room with brick wood burning fireplace, laundry room w exit to side yard & a powder room. Head to the 2nd level for the huge master suite with coffered ceiling, walk in closet w custom built ins; expansive master bath has his/hers vanities, soaking tub, ceramic tile shower w dual shower heads & private water closet. 2 additional bedrooms w large closets, dual sink hall bath & a guest suite w walk in closet & private bath. Now head to the finished walk out basement (approx additional 1200 sq ft) which has a fireplace and plenty of space for entertainment of all kinds along with a full bath & separate enclosed office area. Dual zoned gas heat & A/C (1 condenser new in 2016); security system; ceiling fans in all BR's, family room & master bath. Large side yard for outside fun & games! Community amenities include Club House, Pool, Fitness Room & Nature Walking Trails. 1 year HSA home warranty. Convenient location is close to all major highways & shopping. STUCCO ANALYSIS COMPLETED. REPORT AVAILABLE BY REQUEST. NO ISSUES.

Directions: Rte 29 to Rivercrest entrance, then L on Bluebird to visitor gate, enter code...., to R on Quail Dr. N to 2nd R on Quail Dr. S.to 56 Quail Dr. S on L

Listing Information MLS #:7081301

Earliest Possession: Immediate Days On Market: 9
 Finance Accepted: Conventional



Exterior Front



Exterior Side



Foyer



Living Room



Living Room



Kitchen

Kitchen



Breakfast Room



Family Room



Master Bedroom



Master Bathroom



Master Bathroom



Master Bathroom



Bedroom 2



Bedroom 3



Bedroom 4



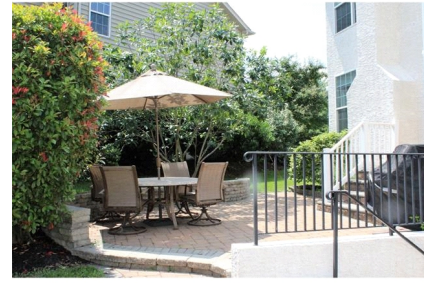
Basement - Finished



Basement - Finished



Basement - Finished



Patio



Exterior Back

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