

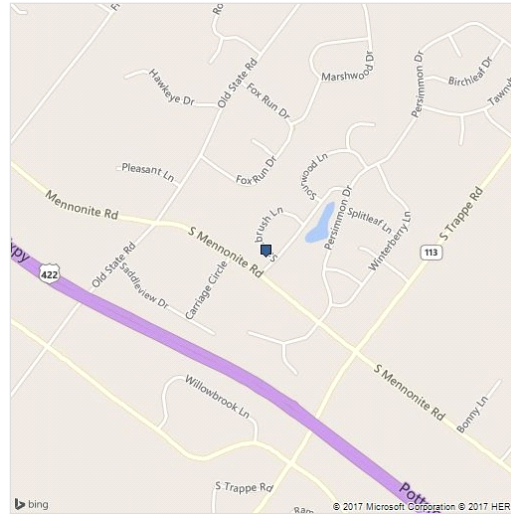


863 Sagebrush Ln, Collegeville, PA 19426

Residential

Active

\$525,000



MLS #: 7097779  
 Tax ID #: [61-00-04471-112](#)  
 County: Montgomery  
 MLS Area: Upper Providence Twp (10661)  
 Subdiv / Neigh: Starfield  
 School District: [Springford](#)  
 - High:  
 - Middle:  
 - Elementary:  
 Building:  
 Floor Number:  
 Waterfront: No

Beds: 4  
 Baths: 2 / 1  
 Approx Int Sq Ft: 2,867 / Assessor  
 Price / Sq Ft: \$183.12  
 Style: Colonial  
 Design: 2 Story  
 Type: Single/Detached  
 Ownership: Fee Simple  
 Age: 18  
 New Construct: No  
 Condition: Average+  
 Central Air: Yes

**Lot Info**

Acres / Lot Sq Ft: .42 / 18,426  
 Lot Dimensions: 123  
 Land Use / Zoning: 1101 / R1  
 Block / Lot: - / 028

**Tax Info**

Taxes / Year: \$7,258 / 2017  
 Assessment: \$231,920  
 Land Assessment:  
 Improvement Asmt:

**Association / Community**

Condo / HOA: No / Yes  
 Recurring Fee: \$475 / Annual  
 Adult 55+/62+ Comm: No  
 One-Time Fee: \$1

**Rooms**

Total Rooms:			Part Baths:	1 Main, 0 Up, 0 Low	
Full Baths:	0 Main, 2 Up, 0 Low		Living/Great Room:	0 x 0	Main
Main Bedroom:	0 x 0	Upper	Dining Room:	0 x 0	Main
Second Bedroom:	0 x 0	Upper	Kitchen:	0 x 0	Main
Third Bedroom:	0 x 0	Upper	Family Room:	0 x 0	Main
Fourth Bedroom:	0 x 0	Upper	Office:	0 x 0	Main
			Sitting:	0 x 0	Upper
			Basement:	0 x 0	Lower
			Laundry Room:	0 x 0	Main

**Building Information**

Basement Footprint: Below Ground Sq Ft: 800 / Seller

**Features**

Exterior: Brick Exterior, Vinyl Exterior, Sidewalks, Street Lights, Deck, Corner Lot, Level Lot, No

## Swimming Pool

Interior:	9+ Foot Ceiling, Security System, Foyer/Vestibule Entrance, Main Bedroom Full Bath, Main Bedroom Sitting Area, Main Bedroom Walk-in Closet, Den/Study/Library, Game/Media, No/Unknown Accessibility Modifications, Main Floor Laundry, One Fireplace, Gas/Propane Fireplace, Finished Wood Floors, Wall to Wall Carpet
Kitchen:	Eat-In Kitchen, Island, Pantry, Gas Cooking
Basement:	Full Basement, Finished Partial Basement
Parking:	2 Car Garage, Attached Built In, Driveway Parking
Utilities:	Central Air, Gas Heating , Gas Hot Water, Public Water, Public Sewer
Assoc. Fee Incl:	Common Area Maintenance, Trash Removal

### Remarks

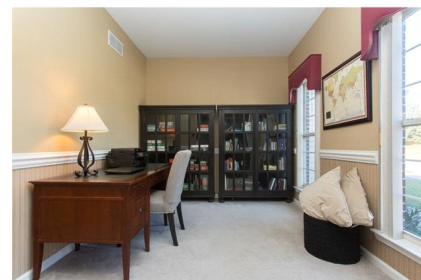
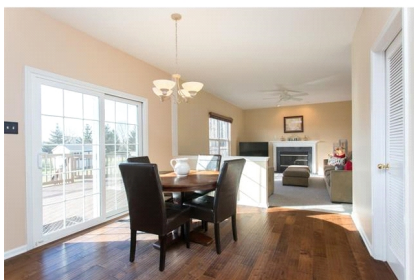
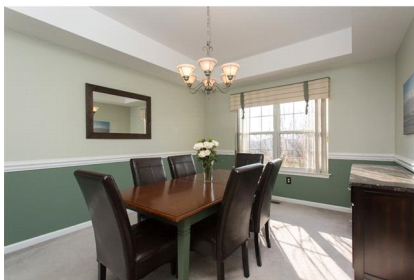
**Public:** Spectacular Brick Colonial in Starfield. The main floor offers two story foyer, gorgeous wide plank hardwood flooring, first floor study, an updated gourmet eat in kitchen with stainless appliances, recessed lights, large center island and pantry open to the gathering room with gas fireplace. Nice size formal living room and dining room for all your entertaining needs. The second floor hosts the main bedroom suite complete with double door entry, tray ceiling, sitting room, 2 over sized closets with organizers and luxurious full bath. 3 additional bedrooms and hall bath complete the upper level. The lower level is finished providing approx. 800 additional square feet of living space and storage room. HUGE deck, awesome back yard and shed for extra storage. All major mechanicals recently replaced. New Water Heater 11/16, New Heater 11/16 and Central Air replaced 4/17. Happy New Year in your New Home!

### Listing Information

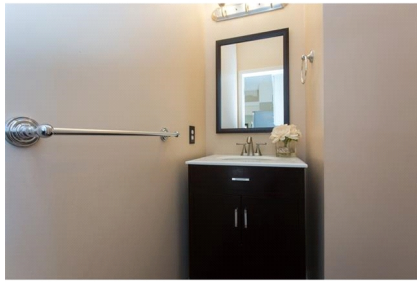
MLS #:7097779

Earliest Possession: Negotiable

Days On Market: 12



Office / Study



Bedroom - Main

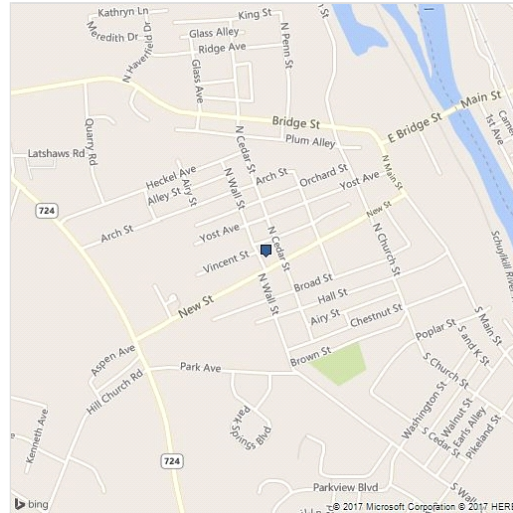


Bedroom - Main



Basement - Finished





MLS #: 7097300  
 Tax ID #: [14-04 -0142](#)  
 County: Chester  
 MLS Area: Spring City Boro (10314)  
 Subdiv / Neigh: None Available  
 School District: [Springford](#)  
 - High:  
 - Middle:  
 - Elementary:  
 Building:  
 Floor Number:  
 Waterfront: No

Beds: 4  
 Baths: 2 / 0  
 Approx Int Sq Ft: 1,689 / Assessor  
 Price / Sq Ft: \$139.08  
 Style: Colonial  
 Design: 3+ Story  
 Type: Twin/Semi Detached  
 Ownership: Fee Simple  
 Age: 117  
 New Construct: No  
 Condition: Average+  
 Central Air: No

#### Lot Info

Acres / Lot Sq Ft: .13 / 5,720  
 Lot Dimensions: -  
 Land Use / Zoning: R10 / R1  
 Block / Lot: - / 0142

#### Tax Info

Taxes / Year: \$2,851 / 2017  
 Assessment: \$81,490  
 Land Assessment: 27,980  
 Improvement Asmt: 53,510

#### Association / Community

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

#### Rooms

Total Rooms:			Part Baths:	0 Main, 0 Up, 0 Low	
Full Baths:	0 Main, 2 Up, 0 Low		Living/Great Room:	0 x 0	Main
Main Bedroom:	0 x 0	Upper	Dining Room:	0 x 0	Main
Second Bedroom:	0 x 0	Upper	Kitchen:	0 x 0	Main
Third Bedroom:	0 x 0	Upper	Other:	0 x 0	Upper
Fourth Bedroom:	0 x 0	Upper			

#### Features

Exterior: Stucco Exterior, No Swimming Pool  
 Interior: No/Unknown Accessibility Modifications, Upper Floor Laundry, No Fireplace  
 Kitchen: Eat-In Kitchen, Gas Cooking  
 Basement: Full Basement  
 Parking: 2 Car Garage, Detached, Street Parking  
 Utilities: No Air Conditioning, Gas Heating, Gas Hot Water, Public Water, Public Sewer

#### Remarks

Public:

Lovely completely renewed home w/ stunning updated all around. Open layout w/ hardwood flrs, recessed lighting, open wood shelving, built ins, moldings, and more! Lovely brand new kitchen w/ white shaker cabinetry, subway tile backsplash, granite counters, and stainless appliances. Stunning new master suite bath w/ custom built vanity and porcelain bows, ship lap walls, and gorgeous tile shower w/ complete frameless glass surround. Warm natural gas heat and natural gas cooking fuel. Luxurious wrap around front porch, and large private rear deck and spacious rear yard. Detached garage with off street parking and one year home warranty included!

**Listing Information**

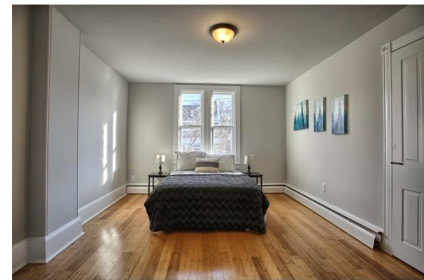
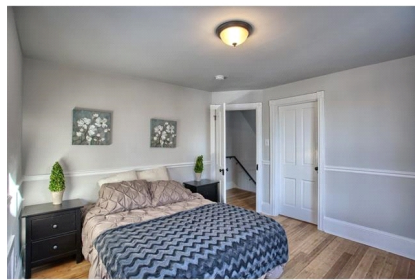
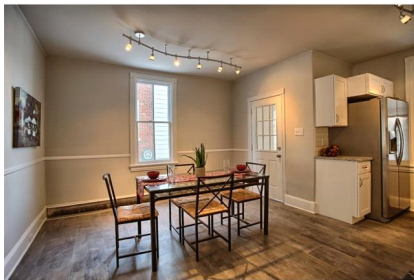
MLS #:7097300

Earliest Possession:

Days On Market:

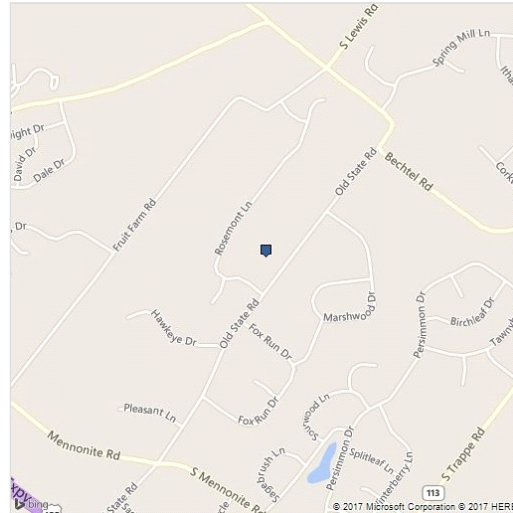
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Finance Accepted: Conventional, FHA203(b), VA





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MLS #: 7097721  
 Tax ID #: [61-00-03968-003](#)  
 County: Montgomery  
 MLS Area: Upper Providence Twp (10661)  
 Subdiv / Neigh: None Available  
 School District: [Springford](#)  
 - High:  
 - Middle:  
 - Elementary:  
 Building:  
 Floor Number:  
 Waterfront: No

Beds: 4  
 Baths: 2 / 1  
 Approx Int Sq Ft: 2,582 / Assessor  
 Price / Sq Ft: \$135.55  
 Style: Colonial  
 Design: 2 Story  
 Type: Single/Detached  
 Ownership: Fee Simple  
 Age: 31  
 New Construct: No  
 Condition:  
 Central Air: Yes

#### Lot Info

Acres / Lot Sq Ft: 1.60 / 45,578  
 Lot Dimensions: 234  
 Land Use / Zoning: 1101 / R1  
 Block / Lot: - / 034

#### Tax Info

Taxes / Year: \$6,639 / 2017  
 Assessment: \$212,160  
 Land Assessment:  
 Improvement Asmt:

#### Association / Community

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

#### Rooms

Total Rooms:	11	Part Baths:	1 Main, 0 Up, 0 Low
Full Baths:	0 Main, 2 Up, 0 Low	Living/Great Room:	19 x 14 Main
Main Bedroom:	19 x 13 Upper	Dining Room:	15 x 12 Main
Second Bedroom:	14 x 10 Upper	Kitchen:	21 x 14 Main
Third Bedroom:	15 x 12 Upper	Family Room:	22 x 14 Main
Fourth Bedroom:	11 x 10 Upper	Sun Room:	16 x 14 Main
		Bonus:	25 x 17 Basement
		Office:	13 x 12 Basement

#### Features

**Exterior:** Brick Exterior, Vinyl Exterior, Block/Brick Foundation, Pitched Roof, Shingle Roof, Deck, Front Yard, Level Lot, Rear Yard, Side Yard(s), Sloping Lot, No Swimming Pool, Stream/Creek

**Interior:** Cable TV Wired, Ceiling Fan(s), Skylight(s), Water Treatment System, Pull-Down Stairs Attic, Center Hall Entrance, Main Bedroom Full Bath, Sun/Florida, No/Unknown Accessibility Modifications, Main Floor Laundry, One Fireplace, Family Room Fireplace, Finished Wood Floors, Tile Floors, Wall to Wall Carpet

**Kitchen:** Eat-In Kitchen, Built In Dishwasher, Built In Range, Double Sink, Island, Pantry, Self-cleaning Oven, Electric Cooking

Basement:	Full Basement, Finished Partial Basement
Parking:	2 Car Garage, Attached Built In, Garage Door Opener, Inside Access, Oversized, 3+Car Parking, Driveway Parking, Private Parking
Utilities:	Central Air, Electric Heating, Geothermal Heating, Hot Air, Circuit Breakers , Electric Hot Water, Other Hot Water, Solar Hot Water, On Site Well/Spring Water, On Site Septic

**Remarks**

Public: Welcome to 591 Old State Road. This 4 bedroom, 2.5 bath Upper Providence colonial is situated on 1.60 acres overlooking a small stream. The mechanics of this home are top notch, featuring a geothermal HVAC and solar hot water system. This energy efficient heating and air conditioning was installed in 2005. The roof was replaced and solar panels were added in 2011 for the solar hot water. The average monthly electric bill is approximately \$250, which is pretty impressive for over 2,582 SF of living space! The majority of the first floor has hardwood flooring. There is 16' x 14' sun room with ceramic tile floor that leads out to a deck overlooking the rear and side yards. The oak kitchen is appointed with newer stainless steel appliances. There is a fireplace located in the large family room and a slider to the rear deck. In the basement you will find two finished areas, one with a pellet stove, and the rest of the basement is perfect for storage. The square footage listed does not include the finished basement or the sun room. There is also an over-sized two car garage with electric opener. Without a doubt, this home is in need of cosmetics and updating and is priced accordingly. If you are looking to invest some sweat equity in the Spring-Ford Area School District, you won't want to miss this one. Property will be sold as-is, however inspections are welcome. The correct lot size is 1.60 acres, size shown in public records is not accurate.

Directions: Rt. 113 N, to left on Mennonite Road, to right on Old State Road to house on Left.

**Listing Information**

MLS #:7097721

Earliest Possession: Negotiable

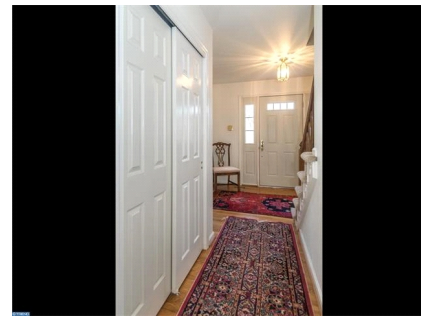
Days On Market: 14



Exterior Front



Foyer



Foyer



Living Room



Living Room



Sun Room





Dining Room



Kitchen



Kitchen



Kitchen



Kitchen



Half Bath



Family Room



Fireplace



Family Room



Master Bedroom



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Master Bathroom



Basement - Finished



Basement - Finished



Basement - Finished



Exterior Back

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