

Client Detail with Addl Pics Report

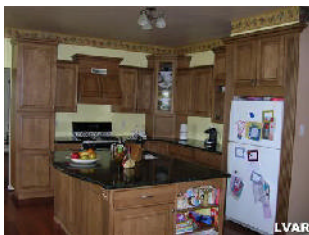
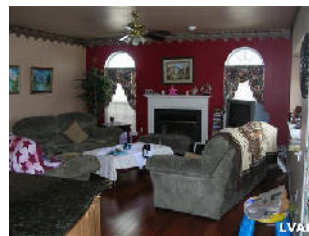
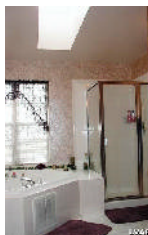
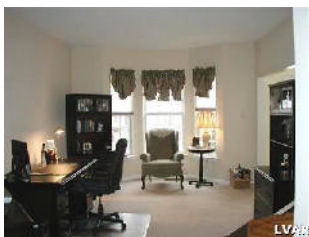
Listings as of 04/30/08 at 4:37pm

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Available 04/23/08	Listing # 304945 County: Lehigh	277 Lenape Trl Upper Macungie Twp, PA 18104-8565	Listing Price: \$359,900
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Prop Type Area	Residential Upr Macungie-26	Prop Subtype(s) Subdivision	Detached Olde Towne
Beds Baths (FH)	4 3 (2 1)	Sq Ft (approx)	2687 Tax Records
Year Built	1998	Lot Sq Ft (approx)	8000 ((Tax Records))
Tax ID	546579431163-000C	Lot Acres (approx)	0.184
DOM	7		



School District Parkland

Presented By: Sandra A Kirby



Primary 610-246-3700
Secondary
Other

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Keller Williams Real Estate

2901 Emrick Blvd.
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610-867-8888

See our listings on the Internet:
<http://www.pahomesonline.com>

April 2008

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Directions From Rt. 309/I-78 take Tilghman St. West, L on Ruppsville Rd, L on Lenape, thru stop sign, house on Right.

Marketing Remarks Owner spent almost \$50,000.00 in upgrades. Granite kitchen countertops, cabinetry, flooring VALUE!! See for yourself. Beautiful & Spacious PARKLAND Colonial. Almost 2,700 sq. ft.! Compare Room Sizes & Square feet with others! Largest Floorplan Offered in the Desirable Olde Towne Community. Gorgeous Stucco facade, Copper Bay Roof, Open 2-story Tiled entrance into this Bright and Spacious Home. 4 BDRMS, 2.5 BTHS, One of the larger lots in subdiv. w/ no neighbors directly behind you. 9 ft. Clgs. Many Windows offering Bright, Natural Light. Cathedral Ceiling in MBDRM. 5 Remote Cont. Clg. Fans, Lots of closet space, Numerous Upgrades, Bay Windows & Breakfast Bump-Out Nook, Center Island KTCH w/ 42 In. Cabinets, Convenient 1st floor Laundry & Mudroom, Oversized Patio, Huge Master BDRM Suite w/ large Study/Sitting Room and WIC, Beautiful Mstr. Bath w/ Double Bowl Vanity, Soaking Tub & Skylight * 2-car garage. Partially Finished Bsmt. and so much more! Come and See Today--Don't delay!

Commissions

<p>Style Colonial</p> <p>Type of Ownership Fee with HOA</p> <p>Lot Dimensions 64X125</p> <p>Zoning Code R2</p> <p>Construction Other, Stucco, Vinyl</p> <p>Garage Attached, Built In</p> <p>Parking Off Street</p> <p>Floor Hardwood, Tile, Wall-to-Wall Carpet</p> <p>Fireplace Family Room (Real Wood Burning FP)</p> <p>Schools</p> <p>High School PARKLAND</p> <p>Beds & Baths</p> <p>Bedrooms 2+Beds on 2nd Level</p> <p>Lavs 1/2 Bath, 1st Level</p> <p>Rooms & Sizes</p> <p>Living Room 16x12 Level: 1st Floor</p> <p>Kitchen 18x12 Level: 1st Floor</p> <p>Den/Study/Office 13x8 Level: 2nd Floor (Study/Sitting Rm.)</p> <p>Bedroom 2 14x11 Level: 2nd Floor</p> <p>Bedroom 4 12x11 Level: 2nd Floor</p> <p>Total Rooms #10</p> <p>Additional Features</p> <p>Appliances Dishwasher (Newer Maytag), Disposal, Electric Garage Door, Laundry Hookup, Oven Gas</p> <p>Interior Features Cathedral Ceilings, Family Room 1st Lev., Center Island, Laundry First, Utility/Mud Room, Vaulted Ceilings, Walk in Closet</p> <p>Utility Information</p> <p>Heat Forced Air, Gas</p> <p>Hotwater Gas</p> <p>Amperage 200.0</p> <p>Water Public</p> <p>Financial</p> <p>County Assessment \$97500.00</p> <p>County Taxes \$999.38</p>	<p>Stories #2.0</p> <p>Lots Flat</p> <p>Deed/Doc ID 1619-1072</p> <p>Acreage 6,001-10,000 sq. ft.</p> <p>Roof Asphalt Fiberglass</p> <p>Number of Cars #2</p> <p>Basement Full, Partially Finished</p> <p>Dining Breakfast Room, Dining Room, Eat-In Kitchen, Modern Kitchen</p> <p>Bathrooms 2 Baths, 2nd Level, Modern</p> <p>Dining room 14x12 Level: 1st Floor</p> <p>Family Room 18x20 Level: 1st Floor</p> <p>Bedroom 1 22x19 Level: 2nd Floor</p> <p>Bedroom 3 14x11 Level: 2nd Floor</p> <p>Bathroom 12x9 Level: 2nd Floor</p> <p>Exterior Patio</p> <p>Miscellaneous HOA Fee (\$45/Qtr.), Radon Tested (Radon Mitigation System Installed)</p> <p>Cooling Ceiling Fan ((5) FR & 4 BD, Remote Controlled), Central AC</p> <p>Technology Satellite, Smk Detector Battery</p> <p>Amperage Type Circuit Breaker</p> <p>Sewer Public</p> <p>Condo/HOA Fee \$180.00</p> <p>Municipal Taxes \$97.50</p>
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<p>Presented By: Sandra A Kirby</p>  <p>Primary 610-246-3700 Secondary Other</p> <p>E-mail: SandraK@KirbyEstates.com Web Page: http://www.KirbyEstates.com</p>	<p style="text-align: center;">Keller Williams Real Estate</p> <p>2901 Emrick Blvd. Bethlehem, PA 18020 610-867-8888</p> <p style="text-align: center;">See our listings on the Internet: http://www.pahomesonline.com</p>
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	County: Lehigh		

School Taxes	\$3523.65	Total Taxes	\$4620.53
Possible Financing	Cash, Conventional, FHA, Seller Assisted (small possible), VA		
Miscellaneous Possession	Negotiable	CO Required	No

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