

**CB Preferred-Conshohocken**

Member Medium Report courtesy of: **Michael Sroka**  
1 to 2 of 3 Listings

Office: (610) 828-9558 Ext5844  
Home Phone: (484) 531-5844  
E-mail: msroka@cbpref.com

**1** 726 Cedar Grove Rd RES ACT Sng 1-Story Ranch 4 3/0 \$415,000



<b>MLS #:</b> 6039601	<b>Gar:</b> Y	<b>Park:</b> DrivewayPrk	<b>StDt:</b> 04/16/2012
<b>MLS Area:</b> 10425 Marple Twp	<b>FamRm:</b> N	<b>Firepl:</b> 1 Stone	<b>Age:</b> 57
<b>City/Zip:</b> Broomall/19008-2219	<b>Kitchen:</b> Nook/Bar,Electric		<b>Int Sq Ft:</b> 1,820
<b>Sb/Nb:</b> Cedar Grove Farm	<b>Bsmt:</b> Full,Finished		<b>Taxes:</b> \$4,559
<b>SchD:</b> Marple-Newtown	<b>Wt/Sw:</b> PublicWater / PublicSewer		<b>Assn:</b>
<b>Ac/Lot:</b> 0.60 / 100X261	<b>Heat:</b> OilHotWater	<b>C/A:</b> Y	<b>DOM:</b> 10 <b>PMP:</b> 10
<b>Tax ID #</b> 25-00-00596-00	<b>ShrtSale:</b> N		

**Public Remarks:** Beautifully updated & maintained stone ranch situated on a picturesque property. Great central location but the yard feels private and serene. Front patio leads to the living room with impressive stone fireplace. House has lots of character and all the upgrades you could want. Main floor has hardwood floors throughout. Custom kitchen with dark cabinetry, high level granite, and breakfast bar. Dining room leads onto the oversized deck with views of the wonderful backyard. Spacious Master has an adjacent bathroom with tile shower and soaking tub. Main floor also has 2 more bedrooms and another updated full bath. Full finished basement offers a great extra living/entertaining space with wet bar, extra bedroom & bath, storage, and large laundry area. Detached 2-car garage. This exquisite home won't last long! **Agent:** Contact Mike Sroka 484-531-5844 or bowersroka@cbpref.com. See attached sellers disclosure for presentation of offer instructions.

<b>Dir:</b>			<b>Map:</b> 8098C1
Coldwell Banker Preferred-Conshohocken	CBPRECON	(610) 828-9558 x5844	<b>SBr:</b> <b>OPr:</b> \$415,000
<b>ListAgent:</b> Michael Sroka	226893	(484) 531-5844	<b>BBr:</b> 2.5% <b>LPr:</b> \$415,000
<b>CoListAg:</b>	<b>Appointment Phone:</b>	(877) 737-9057	<b>TBr:</b> <b>LDt:</b> 04/16/2012

**2** 185 Gay St RNT ACT 3+Story Traditional 4 1/0 \$1,699



<b>MLS #:</b> 6041481	<b>Garage:</b> None	<b>Pets:</b> N	<b>StDt:</b> 04/19/2012
<b>MLS Area:</b> 19127 19127	<b>Parking:</b> OnStreet	<b>NoSmoke:</b> N	<b>Age:</b> 81
<b>City/Zip:</b> Philadelphia/19127-1310	<b>Basemt:</b> Partial, U ...	<b>Furnish:</b> N	<b>Int Sq Ft:</b> 1,785
<b>Sb/Nb:</b> Manayunk	<b>Laundry:</b> Basement	<b>Fam Rm:</b> N	
<b>SchD:</b> Philadelphia		<b>Fireplace:</b> N	<b>Assn:</b>
<b>Ac/Lot:</b> 0.03 / 21X52		<b>C/A:</b> Y	<b>DOM:</b> 7 <b>PMP:</b> 7
<b>Tax ID #</b> 211144300			

**Public Remarks:** Great rental home in prime Manayunk location - close to all shops, restaurants, and public transportation! Large eat-in kitchen that exits to the deck and fenced backyard. On the second floor you will find 2 bedrooms and a full bathroom with tile flooring. The third floor offers 2 more spacious bedrooms, one with sunny skylights. Tenant responsible for all utilities. Home offers plenty of storage in the basement and gated outdoor breezeway. Before new tenant moves in, house will be professionally cleaned. Available June 1st! Owner is a licensed PA real estate agent. **Agent:** Contact Jeremy Bowers at 215-370-9107 or bowersroka@cbpref.com. See attached rental application & checklist.

<b>Dir:</b>	<b>Map:</b>		7931C6
Coldwell Banker Preferred-Conshohocken	CBPRECON	(610) 828-9558 x5844	<b>SBr:</b> <b>OPr:</b> \$1,699
<b>ListAgent:</b> Michael Sroka	226893	(484) 531-5844	<b>BBr:</b> 1/2 Mon. <b>Avail:</b> 06/01/2012
<b>CoListAg:</b>	<b>Appointment Phone:</b>	(877) 737-9057	<b>TBr:</b> <b>LDt:</b> 04/19/2012

© Copyright 2012 TREND - Information originates from TREND or other MLSs as identified. All information, regardless of source, is not guaranteed and should be independently verified. Only TREND members may use confidential information in this report. Created: 04/25/12 03:43 PM.

