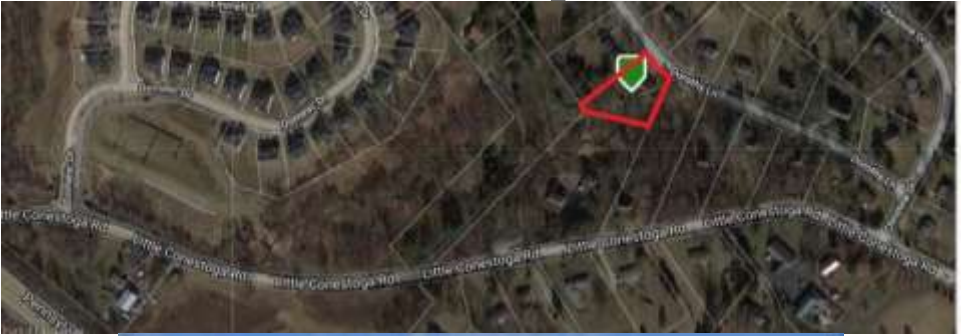


# Tax Map



# 113 Dorothy Lane Downingtown PA 19335

*Updated 2 Story Colonial w/ Att. 1 Car Garage  
on a .68<sup>+/-</sup> Acre Lot Bordering Woodland to rear.  
Great Location w/ Easy Access to Major Routes  
and Turnpike. Don't Miss it!!*

Upper Uwchlan Twp – Downingtown Area School District



## \$384,900.00



Route 30 & Pequea Ave  
P.O. Box 7, Gap PA 17527  
(717) 442-9221  
(610) 384-8433

Listing Agent: Stephen J. Barr  
steve@barr1.com  
[www.barr1.com](http://www.barr1.com)

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**ADDRESS:** 113 Dorothy Lane, Downingtown, PA 19335

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**PRICE:** \$384,900.00

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**OWNER:** Sunset Realty Holding, LLC.

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## ★FEATURES★

Completely remodeled 2 story colonial in Eagle Manor with attached 1 car garage on a .689 Acre +/- lot bordering woodland to rear. Great location with easy access to major route.

## ★SPECIAL FEATURES★

Fresh interior paint and new floor coverings  
1<sup>st</sup> Floor family room with brick fireplace w/ Electric Insert  
Oak kitchen with granite counters w/ Ceramic Backsplash  
Master bedroom with his & hers closets  
12'x20' Trex deck with gazebo addition  
Like New Storage Shed

## ★PURCHASE PRICE INCLUDES★

Electric Oven/Range  
Microwave Fan/Hood

Built in Dishwasher  
Refrigerator

## ★DIRECTIONS★

From Route 100 in Eagle Take Little Conestoga Road South to Christine Drive. Turn Right to Dorothy Lane. Turn Left to Property on Left.

*The information contained in this brochure is believed to be accurate,  
but is not guaranteed.*

**STYLE:** 2 Story  
**YEAR BUILT:** 1980  
**LOT DESCRIPTION:** .689 Acres +/- (Plot Plan on Back)  
**TAX PARCEL:** 32-03H-0026  
**DEED REFERENCE:** S57-466  
**ZONING:** Residential  
**LIVING AREA:** 1,870 Sq, Ft +/-

**TAXES:**           **YEAR: 2019**  
 \$4,494           **School:** Downingtown Area  
 \$722             **County:** Chester  
 \$171            **Municipal:** Upper Uwchlan Twp  
 \$5,387         **TOTAL**

**3 Bedrooms                      1 1/2 Baths**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENTS</b>
<b>FOYER</b>	6'X8'	1 <sup>st</sup>	Ceramic Tile
<b>LIVING ROOM</b>	12'X18'	1 <sup>st</sup>	Wall to Wall Carpet
<b>DINING ROOM</b>	11'X12'	1 <sup>st</sup>	Vinyl
<b>KITCHEN</b>	11'x17'	1 <sup>st</sup>	Ceramic Tile
<b>FAMILY ROOM</b>	12'x13'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	12'x15'	2 <sup>nd</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	11'x14'	2 <sup>nd</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	11'x11'	2 <sup>nd</sup>	Wall to Wall Carpet

**BATHS:** Full Bath 2<sup>nd</sup> Floor. ½ Bath 1<sup>st</sup> Floor  
**LAUNDRY:** Area in Basement  
**HEAT/COOL:** Heat Pump/Central A/C  
**WATER HEATER :** Electric  
**WINDOWS/DOORS:** Insulated Windows/Doors  
**BASEMENT:** Full/Concrete Floor  
**GARAGE:** Attached 1 Car with Electric Opener  
**WATER:** Public  
**SEWER:** Public  
**ROOF:** Shingle

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