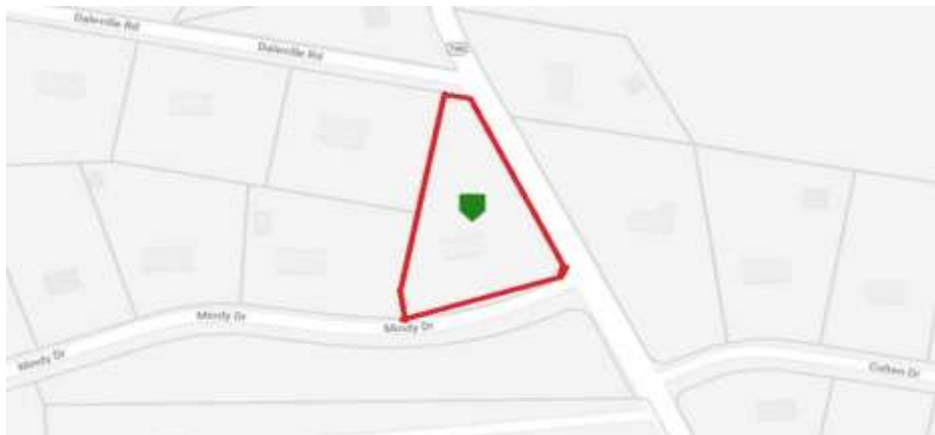


TAX MAP



30 Mindy Drive Cochranville, PA 19330

**Large 2 Story Colonial With Attached 2 Car
Garage on a 1.10^{+/-} Acre Lot**



\$319,900.00



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

ADDRESS: 30 Mindy Drive, Cochranville, PA 19330

PRICE: \$319,900.00

OWNER: Kevin E. & Joanna L. Mattson

★FEATURES★

Large Custom 2 Story Colonial House with Attached 2 Car Garage on a landscaped 1.1 Acre +/- Lot in Mindy Acres. Great Location convenient to Major Routes.

★SPECIAL FEATURES★

Large Country Kitchen with Granite Counters
1st Floor Family Room with Cathedral Ceilings
& Propane Fireplace
Formal Living & Dining Rooms
Large Master Bedroom Suite with Walk-in Closet
& Full Master Bath
1st Floor Laundry & Mud Room
Full Basement Ready to be Finished
Freshly Painted Interior
New Floor Covering Throughout

★PURCHASE PRICE INCLUDES ★

Side by Side Refrigerator	Security System
Electric Oven/Range	Built in Dishwasher
Water Conditioner	

★DIRECTIONS★

From Route 41 Take Route 796 South Approximately 1/2 Mile to Mindy Drive on Right

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

STYLE: 2 Story Colonial
YEAR BUILT: 2000 +/- years
LOT DESCRIPTION: 1.10 Acre +/- (Plot Plan on Back)
TAX PARCEL: 46-02-0151
DEED REFERENCE: 6201.1022
ZONING: RA
LIVING AREA: 2,739 +/- sq.ft.

TAXES: **YEAR: 2018**
 \$7,865 **School:** Octorara Area
 \$860 **County:** Chester
 Municipal: Londonderry Twp
 \$8,725 **TOTAL**

4 Bedrooms 2 1/2 Baths

ROOM	SIZE	LEVEL	COMMENTS
FOYER	8'X12'	1 ST	Wall to Wall Laminate
LIVING ROOM	11'X13'	1 ST	Wall to Wall Carpet
DINING ROOM	11'X13'	1 ST	Wall to Wall Laminate
KITCHEN	17'X20'	1 ST	Wall to Wall Carpet
FAMILY ROOM	15'X18'	1 ST	Wall to Wall Carpet
BEDROOM	19'X20'	2 ND	Wall to Wall Carpet
BEDROOM	11'X12'X	2 ND	Wall to Wall Carpet
BEDROOM	11'X12'	2 ND	Wall to Wall Carpet
BEDROOM	11'X11	2 ND	Wall to Wall Carpet

BATHS: 2 Full 1st Floor 1/2 Bath 2nd Floor
LAUNDRY: Mudroom on 1st Floor
HEAT/COOL: Propane Hot Air/Central A/C
WATER HEATER : Electric
WINDOWS/DOORS: Insulated Windows/Doors
BASEMENT: Full/Concrete Floor
GARAGE: 2 Car Attached w/ Electric Opener
WATER: Well
SEWER: On Site Septic
ROOF: Shingle

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