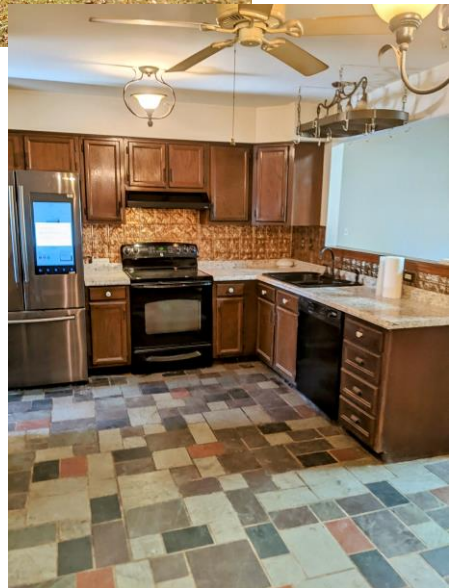
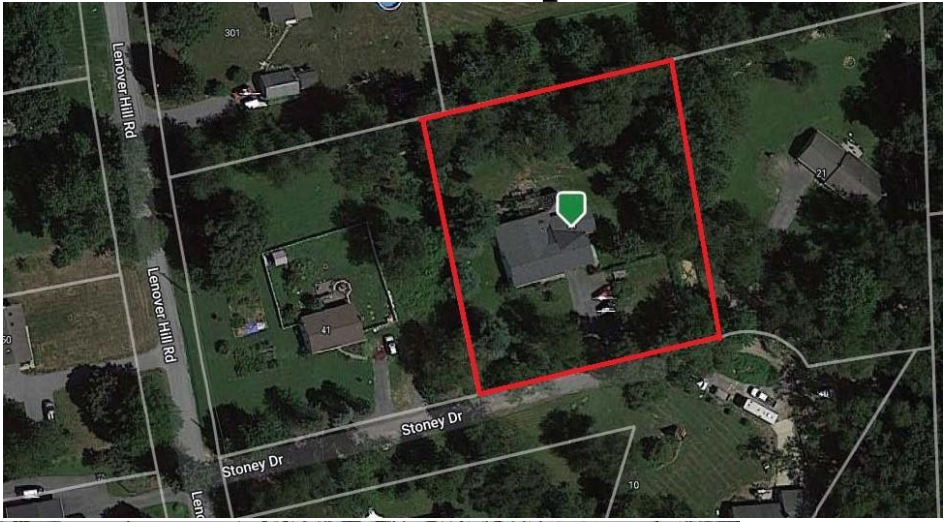


Tax Map



31 Stoney Drive Parkesburg PA 19365

**Large Custom One Story Home with
Attached 2 Car Garage on a 1+ Acre Lot
with Mature Trees and Shrubbery**

West Sadsbury Twp. – Octorara Area School District



\$379,900.00



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: 31 Stoney Drive, Parkesburg, PA 19365

PRICE: \$379,900.00

OWNER: James C. Jr., & Theresa A. Upchurch

★FEATURES★

Large custom one story home w/ attached 2 car garage on a 1+ acre lot w/ mature trees and shrubbery. Great location w/ easy access to major routes. Don't miss it!

★SPECIAL FEATURES★

Large Addition to Rear with Family Room
Primary Bedroom and Possible In Law Suite w/ Living Room,
Bedroom and Handicapped Bath
Living Room with Ceiling Fan/Light & Propane Stove
Large Family Room w/ Cathedral Ceiling & Propane Fireplace &
Ceiling fan Light
Oak Kitchen w/ Quality Appliances & Ceiling Fan & Slate Floor
New Carpet in 3 Bedrooms (10/2024)
Multi Level Rear Deck
Oversized Attached 2 Car Garage

★PURCHASE PRICE INCLUDES★

SS Quality Refrigerator
Window Air Conditioners
(3) Propane Heaters

Electric oven/Range
Built in Dishwasher
10'x20' Storage Barn

★DIRECTIONS★

From Rt 41 at Gap Turkey Hill take Strasburg Road East to Lenover Hill Road. Turn right to Stoney Drive (Past Cemetery Road on left)

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

STYLE: Large 1 Story Rancher
YEAR BUILT: 1978 + Addition
LOT DESCR: 1 Acre +/- (Plot Plan on Back)
ZONING: RLD-Low Density Residential
TAX PARCEL: 36-05-0072.0400
DEED REF: 4705-1946
LIVING AREA: 2,432 sq ft +/- (Assessor)

TAXES: YEAR: 2024
 \$6,397 **School:** Octorara Area
 \$688 **County:** Chester
 \$1,059 **Municipal:** West Sadsbury Twp.
 \$8,145 **TOTAL**

Main House 5 Bedrooms 3 Full baths

ROOM	SIZE	LEVEL	COMMENT
LIVING	13'x17'	1 st	Laminate
KITCHEN	10'x18'	1 st	Slate
FAMILY	14'x23'	1 st	Laminate
BEDROOM	15'x19'	1 st	Laminate
BEDROOM	11'x13'	1 st	New Wall to Wall Carpet
BEDROOM	10'x13'	1 st	New Wall to Wall Carpet
BEDROOM	10'x10'	1 st	New Wall to Wall Carpet

BATHS: 3 Full Baths on 1st Floor
LAUNDRY: Area in Basement with Tub
HEATING: Electric Baseboard/Propane Unit Heaters
WATER HEATER: Electric
BASEMENT: Full/Main House/Crawl Space Addition
GARAGE: Oversized Attached 2 Car Garage
WINDOWS/DOORS: Insulated
WATER: Well
SEWER: On Site Septic
ROOF: Shingle

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 but is not guaranteed.*