



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

EXECUTIVE SUMMARY:

Edward Ritti – Vice President
Land Development
49 E. Lancaster Avenue
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Two Building Lots

139 Cherry Lane, Lower Merion Township, Montgomery County

Two individual building lots are offered with frontage on North Sydbury Lane at end of cul-de-sac

Lot 110-425 North Sydbury Lane- (tax parcel 40-00-61313-50-4)- 1.510 acres- including a conservation easement to the rear (Brandywine Conservancy)- priced at \$750,000

Lot 111-424 North Sydbury Lane- (tax parcel 40-00-61313-20-7) - 1.134 acres- priced at \$750,000

Public sewer lines already installed and operative- building lots would gravity flow to existing sewer lines which connect to the existing pump station

Public water available

Existing Home Owners Association (managed and controlled by the home owners) for maintenance of public sewer system, conservation easement, North / South Sydbury Lane snow lowing and common area landscaping -quarterly dues \$1375 per lot

Engineering and surveying by Kevin Momenee, 924 County Line Road, Bryn Mawr, Pa., 19010- 610-527-3030-
kmomenee@momenee.com

Title Insurance- Trident Land Transfer Company- 431 West Lancaster Avenue, Devon, Pa., 19333-

> For further information contact-

House-Maribeth McConnell- 610-724-6384- Maribeth.mcconnell@foxroach.com

Lots- Edward Ritti, 610-306-3933- ed.ritti@foxroach.com

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