



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

EXECUTIVE SUMMARY:

Edward Ritti – Vice President
Land Development
49 E. Lancaster Avenue
Malvern, PA 19355

(m) 610-306-3933
(d) 610-993-2741
(o) 610-647-2600
(f) 610-993-3257
ed.ritti@foxroach.com

www.wedodirt.com

26.9 Acres, Approved 84 Carriage Home Lots Limerick Township, Montgomery County, Pennsylvania

- East side of Country Club Road and west side of Royersford Road, Limerick Township
- 84 multi-family “quad” dwelling units - Country Club Road near Limerick Township Road
- Zoned R-4 medium density – 4 units per acre

- **Seller has completed the development approval process** (subject to Bursich Associates attached memos)

- Located between Spring Ford Country Club, established in 1924 and a preserved deed restricted farm and open space consisting of 51 acres with bubbling stream views and a future walking bridge crossing Mingo Creek to a pedestrian exercise trail
- Beautifully designed to preserve privacy and views in a thriving location
- The property is within minutes of Royersford exit of Route 422 and North Coventry exit of Route 100 with great access to major routes for easy travel
- Spring Ford School Area District, founded in 1955, ranked 81 / 459 in Pennsylvania – in addition Montgomery County has 221 private schools available for growing families
- No off-site improvements required as part of the final approval
- Public water, sewer and gas
- Attached improvement estimate shows \$39,735 per lot
- Bursich’s attached opinion of probable improvement costs shows \$15,657 per lot (for escrow purposes)
- Home Owners Association to be formed by the Buyer – proposed cul-de-sac is not to be dedicated to township but will remain as part of the HOA

- Listed at 5,040,000 - (\$60,000 per unit)
- For further information contact Ed Ritti (contact information above)

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

List of important contacts

- Public utilities -
 - Sewer – EDU fee \$4,826 per unit plus \$110 connection inspection fee - Ed Salkowski – 610-948-4250 – esalkowski@limerickpa.org
 - Water – for installation cost see attaché memo from Bursich – Pennsylvania American Water, Al Rossi, 484-855-1007 – alfonso.rossi@amwater.com
 - Gas – 6 inch line within approximately 500 feet from the site – John Fusco, PECO, 215-956-3355, john.fusco@exeloncorp.com

- Final subdivision approvals – including NPDES will be completed by Seller within the next 3 months – posting of escrow and plan recording to be done by Buyer – joint permit with the footbridge to be negotiated with township by Buyers
 - Engineer – Nicholas Feola, Bursich Engineers, 2129 East High Street, Pottstown, Pa., 19464, 484-941-0427, feola@bursich.com
 - Architect – Thomas Carnevale – Carnevale Eustis Architects, 181 Bridge Street, Phoenixville, Pa. 19460 - 610-933-0197 – tom@cearchitects.com

- Environmental Phase 1 report
 - Bob Hoeveler – REEACT, 111 Bristol Court, Douglasville, Pa., 19518 – 610-223-1359 – bhreact@ptd.net