



# BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

## EXECUTIVE SUMMARY:

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## **Hanover Glen – 40 Single Family Lots**

New Hanover Township, Montgomery County, Pa.

- Bank owned subdivision
- 40 single family lots based on 15,000 square foot lots subject to public water and sewer
- Final development plans have been approved
- 38 EDUs for public sewer have been purchased and 2 more are required – (\$5,096 per edu)
- The approved public sewer hookup is 2,374 feet away – 10 inch pipe – to Route 63 – all gravity feed except for a couple of lots – Pa DEP approval for sewer extension was obtained
- There is also another manhole at the intersection of Swamp Picnic Road and North Charlotte Street which is closer than the 2,374 feet but would require a new Planning Module submitted to and approved by DEP
- Public water is available at the end of Dotterer Road and Chalet Road at the Ryan Homes developments of Windlestrae and Southview
- Property is adjacent to the YMCA – who presently are using on-site well water and a pump / haul sewer process – past discussions have been held with YMCA about being part of the utilities extensions
- Property is adjacent to the Boyertown Junior High School
- Property was once part of an overall development presently owned by Heritage Development including commercial and age restricted units on other adjacent parcels – hence a reason for sewer extension of 2,374 feet
- Property is being offered for sale – price will be determined based on terms and conditions
- For further information – contact Ed Ritti at 610-306-3933 (cell) or [ed.ritti@prufoxroach.com](mailto:ed.ritti@prufoxroach.com)

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