



# Prudential

**Fox & Roach**  
**REALTORS®**

## EXECUTIVE SUMMARY:

Land Development  
Executive Offices  
49 East Lancaster Avenue  
Malvern, Pennsylvania, 19355  
Direct 610-306-3933  
Office 610-647-2600  
Fax 610-993-3257  
Email [ed.ritti@prufoxroach.com](mailto:ed.ritti@prufoxroach.com)

### **10.9 Acres – 2 Houses, Barn, Mobile Home, Outbuildings East Brandywine Township, Chester County, Pa.**

- Tree lined drive leads to the existing houses and barn with twin silos in a protected area far from the Road
- This property is being sold subject to a conservancy easement being completed by Sellers
- No further subdivision will be allowed
- Beautiful view shed down the stream valley will be preserved
- Building envelope restriction might affect future building changes – 3 dwelling units will be allowed plus the barn / silos
- On-site water and on-site sewer
- This property will be totally surrounded by 71+ acres of land also subject to a conservation easement which will restrict building to only within a 3 acre building envelope not adjacent to this property
- The Township and the conservancy – Natural Lands Trust – are cooperating to complete the conservation easement before the end of 2013 – easement documents are available upon request
- All structures will be vacant as of the date of settlement
- Downingtown School District
- Close to the Village of Guthriesville, across the Road from Township parks and within walking distance of Elementary School
- Chester County at its farming best – priced at \$550,000
- Contact

Michael McConnell  
610-331-4227

[michael.mcconnell@prufoxroach.com](mailto:michael.mcconnell@prufoxroach.com)

Ed Ritti  
610-306-3933

[ed.ritti@prufoxroach.com](mailto:ed.ritti@prufoxroach.com)

**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 WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.**

For comprehensive information on all our Listings go to [www.wedodirt.com](http://www.wedodirt.com)



# Prudential

**Fox & Roach  
REALTORS®**

Land Development  
49 E. Lancaster Avenue  
Malvern, PA 19355  
Ed Ritti – Vice President  
Regional Land Director  
Direct:: 610-306-3933  
Office: 610-647-2600  
Fax: 610-993-3257  
Email: [ed.ritti@prufoxroach.com](mailto:ed.ritti@prufoxroach.com)

## List of Primary Contacts

### Family Attorney

Joseph Bellinghieri  
MacElree Harvey  
17 West Miner Street  
West Chester, Pennsylvania, 19381-0660  
610-840-0239  
[jbellinghieri@macelree.com](mailto:jbellinghieri@macelree.com)

### Public Water

Gary Horne  
Aqua America water Company  
762 West Lancaster Avenue  
Bryn Mawr, Pennsylvania, 19010  
610-645-4230  
[ghorne@aquaamerica.com](mailto:ghorne@aquaamerica.com)

### East Brandywine Township

Scott Piersol  
1214 Horseshoe Pike  
Downingtown, Pennsylvania, 19335  
610-269-8230  
[scottpiersol@ebrandywine.org](mailto:scottpiersol@ebrandywine.org)

### Site Engineer

Michael Davis / Greg Newell  
Nave Newell Engineers  
357 South Gulph Road  
King of Prussia, Pennsylvania, 19406  
610-265-8323  
[gnewell@navenewell.com](mailto:gnewell@navenewell.com)

### Conservancy

Jack Stefferud  
Natural Lands Trust  
1031 Palmers Mill Road  
Media, Pennsylvania, 19063  
484-368-9961  
[jstefferud@natlands.org](mailto:jstefferud@natlands.org)

### Real Estate - PF&R, Land Development

Ed Ritti  
49 East Lancaster Avenue  
Malvern, Pennsylvania, 19355  
610-306-3933  
[ed.ritti@prufoxroach.com](mailto:ed.ritti@prufoxroach.com)