



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

EXECUTIVE SUMMARY:

**Edward Ritti – Vice President
Land Development**
49 E. Lancaster Avenue
Malvern, PA 19355
PA Lic. # AB029150L
BHHS-FR – PA Lic # RB061717C

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

www.wedodirt.com

14 Single Family Building Lots, Harvard Lane / Bryn Mawr Avenue Radnor Township, Delaware County, Pennsylvania

- Excellent location near Bryn Mawr – secluded yet easy access within an established beautiful neighborhood
- 15 lot remaining subdivision on Harvard Lane at Bryn Mawr Avenue across from Saint Aloysius Academy
- 1 lot is a pond / storm water structure with open space and the remainder of the Harvard Lane land is subdivided into 14 building lots, exclusive of one already built house and the original house
- Harvard Lane has original storm water management, public water, public sewer, curbs and binder course completed
- Original subdivision was approved in early 1980s and Harvard Lane was a portion of the larger development built along Princeton Court, Cornell Drive and Dartmouth Road – Harvard is the last remaining portion of that overall development yet to be completed
- Presently there are 14 separate lots plus the open space / swm lot with separate tax parcels remaining from the original development
- The improvements were never dedicated to the Township
- An HOA was formed but remains inactive

- Over the years, the Township has not retained complete subdivision / development files of the Harvard Lane development
- BHHS Land Development has exclusively listed the property for the Family

- Momenee and Associates was retained by the Family to review the existing conditions and has written a Future Development Feasibility Narrative which is attached as a part of our offering package

- Listed price is \$400,000 per lot, (\$5,600,000 for the 14 lots)

- Contact Ed Ritti for further information

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.



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

PRIMARY CONTACTS:

**Edward Ritti – Vice President
Land Development
49 E. Lancaster Avenue
Malvern, PA 19355
PA Lic.# AB029150L
BHHS-FR- PA Lic. # RBo61717C**

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

www.wedodirt.com

Momenee Associates
David Fiorello
610-527-3030
dfiorello@momenee.com
Reviewing engineer of former development activity

Natural Lands Trust
Jack Stefferud
184-368-9961
jstefferud@natlands.org
Conservancy with experience to create an open space management program

Trident Land Transfer Company
William Lally
610-889-5597
william.lally@foxroach.com
Experienced land title officer to assist with title issues