

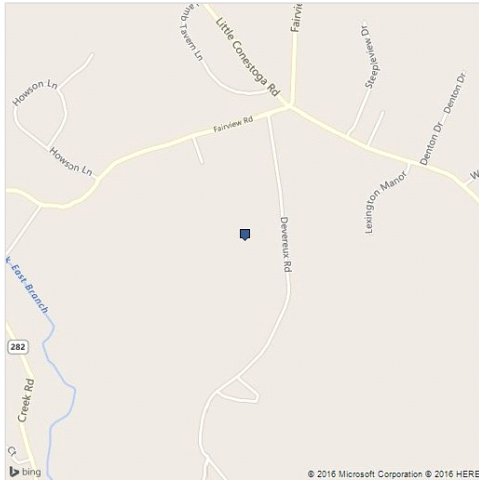
Parcel 360 Property View

91 Devereux Rd, Glenmoore, PA 19343 1616

Wallace Twp

Tax ID 31-04 -0058

Public Records



Summary Information

Owner:	Valhalla Brandywine Partners Lp	Property Class:	Residential
Owner Address:	PO Box 357	Annual Tax:	\$4,947
Owner City State:	Villanova Pa	Record Date:	06/08/12
Owner Zip+4:	19085-357	Settle Date:	05/31/12
Owner Carrier Rt:	B004	Sale Amount:	\$4,745,000

Geographic Information

County:	Chester	Lot:	0058
Municipality:	Wallace Twp	Census:	3046.001
High Sch Dist:	Downtown Area	Annex:	
Subdiv/Neighbrhd:	None Available	Qual Code:	
Tax ID:	31-04 -0058		
Tax Map:	04		

Assessment & Tax Information

Tax Year:	2016	Annual Tax (Est):	\$4,947	Total Land Asmt:	\$85,350
County Tax:	\$657	Taxable Land Asmt:	\$85,350	Total Bldg Asmt:	\$72,480
School Tax (Est):	\$4,290	Taxable Bldg Asmt:	\$72,480	Total Asmt:	\$157,830
				Taxable Total Asmt:	\$157,830

Lot Characteristics

Sq Ft:	335,412	Zoning:	FR
Acres:	7.70	Traffic:	Light
Roads:	Paved	County Location:	Neighborhood/S
Topography:	Above Street		

Building Characteristics

Bldg Sq Ft:	1,144	Total Rooms:	4	Basement Type:	Full
Residential Type:	Single/Det	Bed Rooms:	2	Garage Type:	Att/BuiltIn/Bsmt
Residential Design:	1 Story	Full Baths:	1	Water:	Well/Pvt
Stories:	1.00	Total Baths:	1.1	Sewer:	On Site Septic
Total Units:	1	Exterior:	Stucco	Year Built:	1970
Part Baths:	1	Residential Style:	Ranch/Ranchette	Trad Fireplace:	1
Attic Type:	None	Fireplace:	Yes	Fireplace Stacks:	1
Cooling:	None	Att Grg Sq Ft:	312	Heat Fuel:	Electric
		Heat Delivery:	Electric		

Codes & Descriptions

Land Use: R10 Res: 1 Fam
County Legal Desc: 7.7 AC & DWG LOT 1

MLS History

MLS Number	Category	Status	Status Date	Price
5333627	RNT	Settled	04/24/08	\$1,075

[5166617](#)
[4936459](#)



Withdrawn Relisted 04/17/08
Withdrawn Relisted 10/18/07

\$1,150
\$1,300

Tax History

Annual Tax Amounts					Annual Assessment					
Year	County	Municipal	School	Annual	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2016	\$657		\$4,290	\$4,947	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830
2015	\$657		\$4,290	\$4,947	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830
2014	\$657		\$4,290	\$4,947	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830
2013	\$657		\$4,290	\$4,947	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830
2012	\$626		\$4,290	\$4,916	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830
2011	\$626		\$4,218	\$4,844	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830
2010	\$626		\$4,137	\$4,763	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830
2009	\$626		\$4,021	\$4,647	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830
2008	\$600	\$379	\$3,922	\$4,901	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830
2007	\$600	\$189	\$3,796	\$4,586	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830
2006	\$584	\$189	\$3,654	\$4,427	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830
2005	\$562	\$189	\$3,535	\$4,286	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830
2004	\$539	\$189	\$3,417	\$4,145	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830
2003	\$517	\$552	\$3,291	\$4,360	\$85,350	\$72,480	\$157,830	\$85,350	\$72,480	\$157,830

Sale & Mortgage

Record Date: 06/08/2012 Book: 8443
Settle Date: 05/31/2012 Page: 1213
Sales Amt: \$4,745,000 Doc Num: 11186403
Sale Remarks: Blanket Deed
Owner Names:Valhalla Brandywine Partners Lp

Mort Rec Date: 06/08/2012 Lender Name: BANCORP BK
Mort Date: 05/31/2012 Term: 0
Mort Amt: \$6,000,000 Due Date:
Remarks: Blanket Mortgage, Conv, Home Equity Loan

Record Date: 04/03/2000 Book: 4733
Settle Date: 03/29/2000 Page: 1082
Sales Amt: \$192,500 Doc Num:
Sale Remarks: Fair Value, Nominal,
Transfer Tax
Owner Names: Joseph E Heim

Mort Rec Date: 04/03/2000 Lender Name: KENNETH R COMSTOCK JR
Mort Date: Term: 0
Mort Amt: \$167,500 Due Date: 04/01/2003
Remarks: Conv, Private Finance

Record Date: 04/03/1997 Book: 4159
Settle Date: Page: 897
Sales Amt: Doc Num:
Sale Remarks: Blanket Deed, Nominal
Owner Names: Kenneth R Comstock Sr

Record Date: 03/01/1986 Book:
Settle Date: Page:
Sales Amt: Doc Num:
Sale Remarks:
Owner Names: Kenneth R Comstock Sr

Flood Report

Flood Zone Code: **X** Community Name:
Flood Zone Panel: **42029C0085F** Special Flood Hazard Area (SFHA):
Panel Date: **2006-09-29** Within 250 feet of multiple flood zone:

Flood Code Desc:
SFHA Definition:

**Zone X-An area that is determined to be outside the 100- and 500-year floodplains.
Out**

Most Recent Listing

91 Devereux Rd, Glenmoore, PA 19343

Residential Rentals

Settled

\$1,075



Beds: 2
Baths: 1 / 0
MLS #: 5333627
Tax ID #: 31-04 -0058
Building:
Floor Number:
Age: 37
New Construct:
Condition:
Ownership:
Interior Sq Ft: 1,144 / Assessor
Type: Single/Detached
Style: Ranch
Design: 1 Story
Central Air: No
Also For Sale: No

Location

County: Chester
MLS Area: Wallace Twp (10331)
Subdiv / Neigh: None Available
School District: [Downingtown](#)
- High: DHS West

Lot Information

Acres / Lot Sq Ft: 2.00 / 335,412
Lot Dimensions: 0x0
Waterfront: No

Rental Information

Date Available: 10/01/2007
Minimum Term (Mo): 12
Maximum Term (Mo):
Security Deposit: \$1,075
Application Fee:
Month's Rent Upfront:
Section 8 Approved: No
Purchase Option:
Tenant Responsible For Electric, Heat, Hot Water, Lawn Maintenance, Trash Removal
Furnished: No
Smoking Prohibited: No
Condo / HOA: No / No
Recurring Fee:
One-Time Fee:
Adult 55+/62+ CommunNo
Pets Allowed: Restricted; Owner permission required
Pets Deposit:

Rooms

Total Rooms: 4
Full Baths: 1 Main, 0 Up, 0 Low
Living/Great Room: 23 x 14 Main
Main Bedroom: 16 x 14 Main
Part Baths: 0 Main, 0 Up, 0 Low
Kitchen: 0 x 0 Main
Second Bedroom: 0 x 0 Main

Features

Exterior: Brick Exterior, Stucco Exterior, Porch, Front Yard, Open Lot, Rear Yard, Side Yard(s)
Interior: Main Bedroom Full Bath, No/Unknown Accessibility Modifications, Finished Wood Floors, Vinyl/Lin Floors, Basement Storage, Garage Storage, Storage Shed, Basement Laundry
Kitchen: Eat-In Kitchen, Dryer, Range, Refrigerator, Washer
Basement: Full Basement
Parking: 1 Car Garage, 3+Car Parking
Utilities: Wall/Window Air Conditioning, Electric Heating, 100-150 Amps , Electric Hot Water, Private/Common Water, Private Sewer
Inclusions: Refrigerator, Washer, Dryer, Built-In Cupboard

Remarks

Public: Very well maintained tenant house on beautiful 200 acre farm. Nice hardwood built-in cupboard in dining area. Full basement with wood stove and access from garage for easy storage. Front porch, quiet neighborhood. Landlord will cover snow removal.

Showing

Appointment Phone: (610) 363-0300
 Show Instructions: Call to show
 Showing Features: Call To Show
 Cross Street: Fairview Map Grid: 7835A4
 Directions: From Rt 100 North, (L) on Park, (L) on Little Conestoga Rd, 3 miles to (L) on Fairview, immed (L) on Devereux.

Listing Office

Listing Agent: [Sharon Rent \(Lic#RS-169439-L\)](#)
 (610) 942-3242
 Listing Office: [Weichert Realtors-Exton](#) (WEIC-EXT)
 305 N Pottstown Pike , Exton, PA 19341-2228
 Office Phone: (610) 363-0300 Office Fax: (610) 363-5178

Compensation

Buyer Broker: 1/2 mo Transaction Broker:
 Dual/Var Comm: No

Listing Information

Original Price: \$1,075 PMP: 375
 List Contract Date: 04/17/2008 DOM: 8
 Last Modified: 04/25/2008 Sign: No
 Off Market Date: 04/24/2008 Broker Interest: No
 List Expire Date: Prospects Excluded: No
 Agreement Type: ER Owner: Joseph E & Patricia J Heim

Contract/Settlement Information

Buyer's Office: [Weichert Realtors-Exton](#) (WEIC-EXT) (610) 363-0300
 Buyer's Agent: [Sharon Rent \(Lic#RS-169439-L\)](#) (610) 942-3242
 Rental Term (Mo): Lease Signed Date: 04/24/2008
 Price Before Sale: \$1,075 Lease Effective Date: 04/24/2008

History**91 Devereux Rd, Glenmoore, PA 19343****Wallace Twp (10331)****Property History**

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	05/31/2012	\$4,745,000	Valhalla Brandywine Partners Lp
Public Records		Settle Date	03/29/2000	\$192,500	Joseph E Heim
Public Records		Record Date	04/03/1997	\$	Kenneth R Comstock Sr
Public Records		Record Date	03/01/1986	\$	Kenneth R Comstock Sr

MLS History Details

MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5333627	RNT	Sold	04/24/2008	04/25/2008	Weichert Realtors-Exton	\$1,075	8
	RNT	New Listing	04/17/2008	04/17/2008		\$1,075	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5166617	RNT	Withdrawn Relisted	04/17/2008	04/18/2008	Weichert Realtors-Exton	\$1,150	183
	RNT	Withdrawn	04/17/2008	04/17/2008		\$1,150	
	RNT	New Listing	10/18/2007	10/18/2007		\$1,150	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4936459	RNT	Withdrawn Relisted	10/18/2007	10/19/2007	Weichert Realtors-Exton	\$1,300	184
	RNT	Withdrawn	10/18/2007	10/18/2007		\$1,300	
	RNT	Active	05/07/2007	05/07/2007		\$1,300	
	RNT	Active No Showings	06/30/2007	04/25/2007		\$1,300	
	RNT	New Listing	04/18/2007	04/19/2007		\$1,300	

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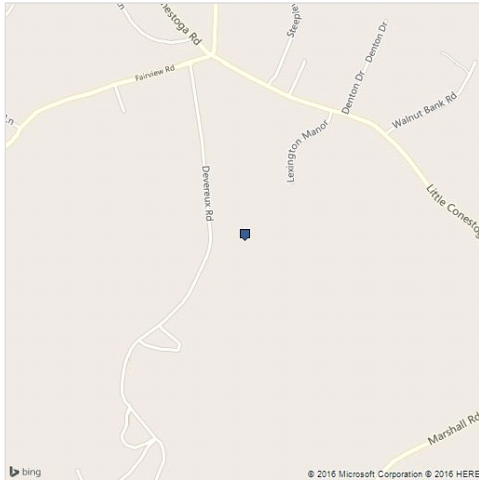
Parcel 360 Property View

100 Devereux Rd, Glenmoore, PA 19343 1615

Wallace Twp

Tax ID 31-04 -0058.0100

Public Records



Summary Information

Owner:	Valhalla Brandywine Partners Lp	Property Class:	Miscellaneous
Owner Address:	PO Box 357	Annual Tax:	\$1,106
Owner City State:	Villanova Pa	Record Date:	06/07/12
Owner Zip+4:	19085-357	Settle Date:	05/31/12
Owner Carrier Rt:	B004	Sale Amount:	\$2,000,000

Geographic Information

County:	Chester	Lot:	0058.0100
Municipality:	Wallace Twp	Census:	3046.001
High Sch Dist:	Downingtown Area	Annex:	
Tax ID:	31-04 -0058.0100	Qual Code:	
Tax Map:	04		

Assessment & Tax Information

Tax Year:	2016	Annual Tax (Est):	\$1,106	Total Land Asmt:	\$22,560
County Tax:	\$147	Taxable Land Asmt:	\$22,560	Total Bldg Asmt:	\$12,740
School Tax (Est):	\$960	Taxable Bldg Asmt:	\$12,740	Total Asmt:	\$35,300
		Total Out Bldg Asmt:	\$12,740	Taxable Total Asmt:	\$35,300

Lot Characteristics

Sq Ft:	60,984	Zoning:	FR
Acres:	1.40	Traffic:	Light
Roads:	Paved	County Location:	Neighborhood/S
Topography:	Level		

Building Characteristics

Water:	Well/Pvt
Sewer:	On Site Septic

Codes & Descriptions

Land Use: R80 Res: Barns, Stables, Pools, Misc Bldg
County Legal Desc: 1.4 AC LOT 2

MLS History

Tax History

Annual Tax Amounts					Annual Assessment				
Year	County	Municipal	School	Annual	Land	Building	Ttl Taxable	Total Land	Total Bldg Total Asmt
2016	\$147		\$960	\$1,106	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740 \$35,300
2015	\$147		\$960	\$1,106	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740 \$35,300
2014	\$147		\$960	\$1,106	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740 \$35,300

2013	\$147		\$960	\$1,106	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740	\$35,300
2012	\$140		\$960	\$1,099	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740	\$35,300
2011	\$140		\$943	\$1,083	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740	\$35,300
2010	\$140		\$925	\$1,065	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740	\$35,300
2009	\$140		\$899	\$1,039	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740	\$35,300
2008	\$134	\$85	\$877	\$1,096	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740	\$35,300
2007	\$134	\$42	\$849	\$1,026	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740	\$35,300
2006	\$131	\$42	\$817	\$990	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740	\$35,300
2005	\$126	\$42	\$791	\$959	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740	\$35,300
2004	\$121	\$42	\$764	\$927	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740	\$35,300
2003	\$116	\$124	\$736	\$975	\$22,560	\$12,740	\$35,300	\$22,560	\$12,740	\$35,300

Sale & Mortgage

Record Date: 06/07/2012 Book: 8443
 Settle Date: 05/31/2012 Page: 240
 Sales Amt: \$2,000,000 Doc Num: 11186315
 Sale Remarks: Blanket Deed
 Owner Names: Valhalla Brandywine Partners Lp

Mort Rec Date: 06/07/2012 Lender Name: HEIM JOSEPH E III & PATR
 Mort Date: 05/31/2012 Term: 0
 Mort Amt: \$2,000,000 Due Date:
 Remarks: Blanket Mortgage, Private Finance, Seller Finance

Record Date: 06/22/2009 Book: 7701
 Settle Date: 06/15/2009 Page: 893
 Sales Amt: Doc Num: 937048
 Sale Remarks: Nominal
 Owner Names: Steven & Kelly Heim

Record Date: 06/22/2009 Book: 7701
 Settle Date: 06/15/2009 Page: 888
 Sales Amt: \$1 Doc Num: 937047
 Sale Remarks: Nominal
 Owner Names: Idit

Record Date: 12/01/1995 Book: 3971
 Settle Date: Page: 2213
 Sales Amt: \$15,298 Doc Num:
 Sale Remarks:
 Owner Names: Joseph E Heim 3rd & Patricia J Heim

Flood Report

Flood Zone Code: **X** Community Name:
 Flood Zone Panel: **42029C0085F** Special Flood Hazard Area (SFHA):
 Panel Date: **2006-09-29** Within 250 feet of multiple flood zone:
 Flood Code Desc: **Zone X-An area that is determined to be outside the 100- and 500-year floodplains.**
 SFHA Definition: **Out**

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	05/31/2012	\$2,000,000	Valhalla Brandywine Partners Lp
Public Records		Settle Date	06/15/2009	Nominal	Steven & Kelly Heim
Public Records		Settle Date	06/15/2009	Nominal	Idit
Public Records		Record Date	12/01/1995	\$15,298	Joseph E Heim 3rd & Patricia J Heim

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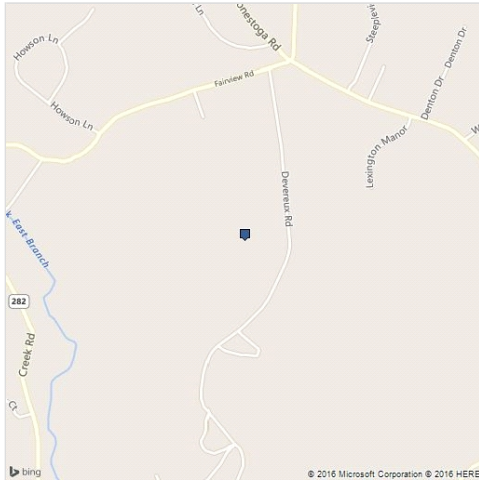
Parcel 360 Property View

141 Devereux Rd, Glenmoore, PA 19343 0

Wallace Twp

Tax ID 31-04 -0059

Public Records



Summary Information

Owner:	Valhalla Brandywine Partners Lp	Property Class:	Vacant
Owner Address:	PO Box 357	Annual Tax:	\$285
Owner City State:	Villanova Pa	Record Date:	06/07/12
Owner Zip+4:	19085-357	Settle Date:	05/31/12
Owner Carrier Rt:	B004	Sale Amount:	\$2,000,000

Geographic Information

County:	Chester	Lot:	0059
Municipality:	Wallace Twp	Census:	
High Sch Dist:	Downingtown Area	Annex:	
Tax ID:	31-04 -0059		
Tax Map:	04		

Assessment & Tax Information

Tax Year:	2016	Annual Tax (Est):	\$285	Total Land Asmt:	\$110,850
County Tax:	\$38	Taxable Land Asmt:	\$9,090	Total Asmt:	\$110,850
School Tax (Est):	\$247			Taxable Total Asmt:	\$9,090
				Act 319/515:	Yes

Lot Characteristics

Sq Ft:	731,808	Zoning:	FR
Acres:	16.80	Traffic:	Light
Roads:	Paved	County Location:	Neighborhood/S
Topography:	Above Street, Rolling		

Building Characteristics

Gas:	None
Water:	None
Sewer:	None

Codes & Descriptions

Land Use: V10 Vac: Land Residential
County Legal Desc: 16.8 AC

MLS History

Tax History

Annual Tax Amounts				Annual Assessment				
Year	County	Municipal	School	Annual	Land Building	Ttl Taxable	Total Land	Total Bldg Total Asmt
2016	\$38		\$247	\$285	\$9,090	\$9,090	\$110,850	\$110,850
2015	\$38		\$247	\$285	\$9,090	\$9,090	\$110,850	\$110,850

2014	\$38		\$247	\$285	\$9,090	\$9,090	\$110,850	\$110,850
2013	\$38		\$247	\$285	\$9,090	\$9,090	\$110,850	\$110,850
2012	\$36		\$247	\$283	\$9,090	\$9,090	\$110,850	\$110,850
2011	\$36		\$243	\$279	\$9,090	\$9,090	\$110,850	\$110,850
2010	\$36		\$238	\$274	\$9,090	\$9,090	\$110,850	\$110,850
2009	\$36		\$232	\$268	\$9,090	\$9,090	\$110,850	\$110,850
2008	\$35	\$22	\$226	\$282	\$9,090	\$9,090	\$110,850	\$110,850
2007	\$35	\$11	\$219	\$264	\$9,090	\$9,090	\$110,850	\$110,850
2006	\$29	\$9	\$183	\$221	\$7,890	\$7,890	\$110,850	\$110,850
2005	\$28	\$9	\$177	\$214	\$7,890	\$7,890	\$110,850	\$110,850
2004	\$29	\$10	\$183	\$221	\$8,430	\$8,430	\$110,850	\$110,850
2003	\$28	\$30	\$176	\$233	\$8,430	\$8,430	\$110,850	\$110,850

Sale & Mortgage

Record Date: 06/07/2012 **Book:** 8443
Settle Date: 05/31/2012 **Page:** 240
Sales Amt: \$2,000,000 **Doc Num:** 11186315
Sale Remarks: Blanket Deed
Owner Names: Valhalla Brandywine Partners Lp

Mort Rec Date: 06/07/2012 **Lender Name:** HEIM JOSEPH E III & PATR
Mort Date: 05/31/2012 **Term:** 0
Mort Amt: \$2,000,000 **Due Date:**
Remarks: Blanket Mortgage, Private Finance, Seller Finance

Record Date: 06/22/2009 **Book:** 7701
Settle Date: 06/15/2009 **Page:** 883
Sales Amt: \$1 **Doc Num:** 937046
Sale Remarks: Nominal
Owner Names: Idit

Record Date: 04/01/1995 **Book:** 3884
Settle Date: **Page:** 1239
Sales Amt: \$195,730 **Doc Num:**
Sale Remarks:
Owner Names: Joseph E Heim 3rd & Patricia J Heim

Record Date: 06/01/1971 **Book:**
Settle Date: **Page:**
Sales Amt: **Doc Num:**
Sale Remarks:
Owner Names: Kenneth R Comstock Sr

Flood Report

Flood Zone Code: X **Community Name:**
Flood Zone Panel: 42029C0085F **Special Flood Hazard Area (SFHA):**
Panel Date: 2006-09-29 **Within 250 feet of multiple flood zone:**
Flood Code Desc: Zone X-An area that is determined to be outside the 100- and 500-year floodplains.
SFHA Definition: Out

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	05/31/2012	\$2,000,000	Valhalla Brandywine Partners Lp
Public Records		Settle Date	06/15/2009	Nominal	Idit
Public Records		Record Date	04/01/1995	\$195,730	Joseph E Heim 3rd & Patricia J He
Public Records		Record Date	06/01/1971	\$	Kenneth R Comstock Sr

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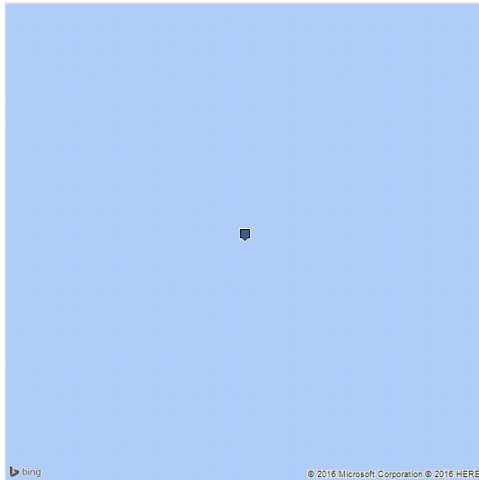
Parcel 360 Property View

Devereux Rd, Glenmoore, PA 19343 0

Wallace Twp

Tax ID 31-04 -0073

Public Records



Summary Information

Owner:	Valhalla Brandywine Partners Lp	Property Class:	Vacant
Owner Address:	PO Box 357	Annual Tax:	\$107
Owner City State:	Villanova Pa	Record Date:	06/07/12
Owner Zip+4:	19085-357	Settle Date:	05/31/12
Owner Carrier Rt:	B004	Sale Amount:	\$2,000,000

Geographic Information

County:	Chester	Lot:	0073
Municipality:	Wallace Twp	Census:	
High Sch Dist:	Downingtown Area	Annex:	
Tax ID:	31-04 -0073		
Tax Map:	04		

Assessment & Tax Information

Tax Year:	2016	Annual Tax (Est):	\$107	Total Land Asmt:	\$90,480
County Tax:	\$14	Taxable Land Asmt:	\$3,400	Total Asmt:	\$90,480
School Tax (Est):	\$92			Taxable Total Asmt:	\$3,400
				Act 319/515:	Yes

Lot Characteristics

Sq Ft:	527,076	Zoning:	FR
Acres:	12.10	Traffic:	Light
Roads:	Paved	County Location:	Neighborhood/S
Topography:	Level		

Building Characteristics

Gas:	None
Water:	None
Sewer:	None

Codes & Descriptions

Land Use: V10 Vac: Land Residential
County Legal Desc: 12.1 AC PARCEL 1

MLS History

Tax History

Annual Tax Amounts					Annual Assessment				
Year	County	Municipal	School	Annual	Land Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2016	\$14		\$92	\$107	\$3,400	\$3,400	\$90,480		\$90,480
2015	\$14		\$92	\$107	\$3,400	\$3,400	\$90,480		\$90,480
2014	\$14		\$92	\$107	\$3,400	\$3,400	\$90,480		\$90,480

2013	\$14		\$92	\$107	\$3,400	\$3,400	\$90,480	\$90,480
2012	\$13		\$92	\$106	\$3,400	\$3,400	\$90,480	\$90,480
2011	\$13		\$91	\$104	\$3,400	\$3,400	\$90,480	\$90,480
2010	\$13		\$89	\$103	\$3,400	\$3,400	\$90,480	\$90,480
2009	\$13		\$87	\$100	\$3,400	\$3,400	\$90,480	\$90,480
2008	\$13	\$8	\$84	\$106	\$3,400	\$3,400	\$90,480	\$90,480
2007	\$13	\$4	\$82	\$99	\$3,400	\$3,400	\$90,480	\$90,480
2006	\$12	\$4	\$72	\$88	\$3,130	\$3,130	\$90,480	\$90,480
2005	\$11	\$4	\$70	\$85	\$3,130	\$3,130	\$90,480	\$90,480
2004	\$11	\$4	\$69	\$84	\$3,210	\$3,210	\$90,480	\$90,480
2003	\$11	\$11	\$67	\$89	\$3,210	\$3,210	\$90,480	\$90,480

Sale & Mortgage

Record Date: 06/07/2012 Book: 8443
 Settle Date: 05/31/2012 Page: 240
 Sales Amt: \$2,000,000 Doc Num: 11186315
 Sale Remarks:
 Owner Names:Valhalla Brandywine Partners Lp

Mort Rec Date: 06/07/2012 Lender Name:HEIM JOSEPH E III & PATR
 Mort Date: 05/31/2012 Term: 0
 Mort Amt: \$2,000,000 Due Date:
 Remarks: Private Finance, Seller Finance

Record Date: 08/29/2003 Book: 5864
 Settle Date: 08/25/2003 Page: 2127
 Sales Amt: \$280,000 Doc Num: 296092
 Sale Remarks:
 Owner Names:Joseph E Heim 3rd

Mort Rec Date: 08/29/2003 Lender Name:COMSTOCK KATHRYN M
 Mort Date: 08/25/2003 Term: 0
 Mort Amt: \$186,667 Due Date:
 Remarks: Fixed, Private Finance, Seller Finance

Record Date: 04/03/1997 Book: 4159
 Settle Date: Page: 897
 Sales Amt: Doc Num:
 Sale Remarks: Blanket Deed, Nominal
 Owner Names:Kathryn M Comstock

Record Date: 06/01/1971 Book:
 Settle Date: Page:
 Sales Amt: Doc Num:
 Sale Remarks:
 Owner Names:Kenneth R Comstock Sr

Flood Report

Flood Zone Code: **X** Community Name:
 Flood Zone Panel: **42029C0085F** Special Flood Hazard Area (SFHA):
 Panel Date: **2006-09-29** Within 250 feet of multiple flood zone:
 Flood Code Desc: **Zone X-An area that is determined to be outside the 100- and 500-year floodplains.**
 SFHA Definition: **Out**

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	05/31/2012	\$2,000,000	Valhalla Brandywine Partners Lp
Public Records		Settle Date	08/25/2003	\$280,000	Joseph E Heim 3rd
Public Records		Record Date	04/03/1997	\$	Kathryn M Comstock
Public Records		Record Date	06/01/1971	\$	Kenneth R Comstock Sr

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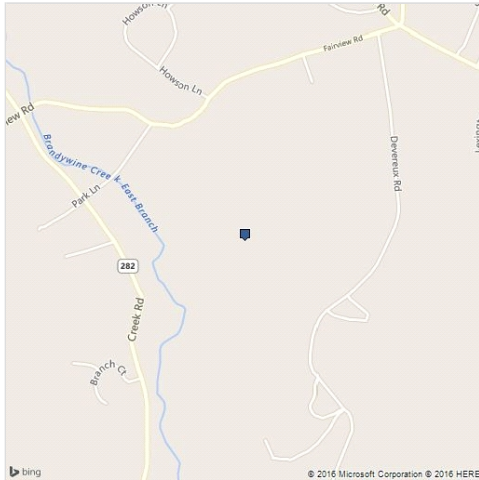
Parcel 360 Property View

159 Devereux Rd, Glenmoore, PA 19343 1621

Wallace Twp

Tax ID 31-04 -0060.0100

Public Records



Summary Information

Owner:	Valhalla Brandywine Ptrs Lp	Property Class:	Miscellaneous
Owner Address:	1500 Chestnut St	Annual Tax:	\$952
Owner City State:	Philadelphia Pa	Record Date:	07/31/12
Owner Zip+4:	19102-2737	Settle Date:	07/11/12
Owner Carrier Rt:	C015		

Geographic Information

County:	Chester	Lot:	0060.0100
Municipality:	Wallace Twp	Census:	3046.001
High Sch Dist:	Downingtown Area	Annex:	
Tax ID:	31-04 -0060.0100	Qual Code:	
Tax Map:	04		

Assessment & Tax Information

Tax Year:	2016	Annual Tax (Est):	\$952	Total Land Asmt:	\$705,000
County Tax:	\$126	Taxable Land Asmt:	\$23,270	Total Bldg Asmt:	\$7,100
School Tax (Est):	\$826	Taxable Bldg Asmt:	\$7,100	Total Asmt:	\$712,100
		Total Out Bldg Asmt:	\$7,100	Taxable Total Asmt:	\$30,370
				Act 319/515:	Yes

Lot Characteristics

Sq Ft:	8,072,539	Zoning:	FR
Acres:	185.32	Traffic:	Light
Roads:	Paved	County Location:	Neighborhood/S
Topography:	Above Street, Rolling		

Building Characteristics

Gas:	None
Water:	None
Sewer:	None

Codes & Descriptions

Land Use: R80 Res: Barns, Stables, Pools, Misc Bldg
County Legal Desc: 185.3 AC & OUTBLDGS LOT 1

MLS History

Tax History

Annual Tax Amounts					Annual Assessment				
Year	County	Municipal	School	Annual	Land	Building	Ttl Taxable	Total Land	Total Bldg Total Asmt
2016	\$126		\$826	\$952	\$23,270	\$7,100	\$30,370	\$705,000	\$7,100 \$712,100

2015	\$126		\$826	\$952	\$23,270	\$7,100	\$30,370	\$705,000	\$7,100	\$712,100
2014	\$126		\$826	\$952	\$23,270	\$7,100	\$30,370	\$705,000	\$7,100	\$712,100
2013	\$126		\$826	\$952	\$23,270	\$7,100	\$30,370	\$705,000	\$7,100	\$712,100
2012	\$120		\$826	\$946	\$23,270	\$7,100	\$30,370	\$705,000	\$7,100	\$712,100
2011	\$120		\$812	\$932	\$23,270	\$7,100	\$30,370	\$705,000	\$7,100	\$712,100
2010	\$120		\$796	\$917	\$23,270	\$7,100	\$30,370	\$705,000	\$7,100	\$712,100
2009	\$120		\$774	\$894	\$23,270	\$7,100	\$30,370	\$705,000	\$7,100	\$712,100
2008	\$116	\$73	\$755	\$943	\$23,270	\$7,100	\$30,370	\$705,000	\$7,100	\$712,100
2007	\$116	\$36	\$730	\$882	\$23,270	\$7,100	\$30,370	\$705,000	\$7,100	\$712,100
2006	\$107	\$35	\$668	\$810	\$21,770	\$7,100	\$28,870	\$705,000	\$7,100	\$712,100
2005	\$103	\$35	\$647	\$784	\$21,770	\$7,100	\$28,870	\$705,000	\$7,100	\$712,100
2004	\$101	\$35	\$638	\$773	\$22,350	\$7,100	\$29,450	\$705,000	\$7,100	\$712,100
2003	\$96	\$103	\$614	\$813	\$22,350	\$7,100	\$29,450	\$705,000	\$7,100	\$712,100

Sale & Mortgage

Record Date: 07/31/2012 Book: 8481
 Settle Date: 07/11/2012 Page: 1721
 Sales Amt: Doc Num: 11199106
 Sale Remarks: Nominal
 Owner Names: VALHALLA BRANDYWINE PTRS LP

Mort Rec Date: 07/31/2012 Lender Name: BANCORP BK
 Mort Date: 07/11/2012 Term: 0
 Mort Amt: \$4,000,000 Due Date:
 Remarks: Conv

Record Date: 06/08/2012 Book: 8443
 Settle Date: 05/31/2012 Page: 1213
 Sales Amt: \$4,745,000 Doc Num: 11186403
 Sale Remarks: Blanket Deed
 Owner Names: Valhalla Brandywine Partners Lp

Mort Rec Date: 07/31/2012 Lender Name: BANCORP BK
 Mort Date: 07/11/2012 Term: 0
 Mort Amt: \$4,000,000 Due Date:
 Remarks: Blanket Mortgage, Conv

Mort Rec Date: 06/08/2012 Lender Name: BANCORP BK
 Mort Date: 05/31/2012 Term: 0
 Mort Amt: \$6,000,000 Due Date:
 Remarks: Blanket Mortgage, Conv, Home Equity Loan

Record Date: 05/31/2001 Book: 4969
 Settle Date: Page: 2381
 Sales Amt: \$3,100,000 Doc Num:
 Sale Remarks:
 Owner Names: Joseph E Heim 3rd

Flood Report

Flood Zone Code: **X** Community Name:
 Flood Zone Panel: **42029C0085F** Special Flood Hazard Area (SFHA):
 Panel Date: **2006-09-29** Within 250 feet of multiple flood zone:
 Flood Code Desc: **Zone X-An area that is determined to be outside the 100- and 500-year floodplains.**
 SFHA Definition: **Out**

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	07/11/2012	Nominal	VALHALLA BRANDYWINE PTRS LP
Public Records		Settle Date	05/31/2012	\$4,745,000	Valhalla Brandywine Partners Lp
Public Records		Record Date	05/31/2001	\$3,100,000	Joseph E Heim 3rd

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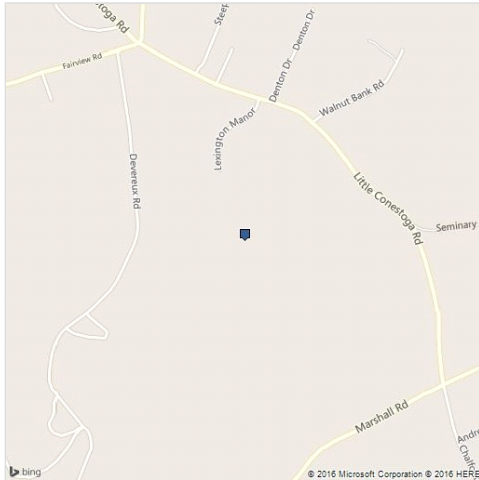
Parcel 360 Property View

70 Devereux Rd, Glenmoore, PA 19343 0

Wallace Twp

Tax ID 31-04 -0073.0400

Public Records



Summary Information

Owner:	Valhalla Brandywine Partners Lp	Property Class:	Vacant
Owner Address:	PO Box 357	Annual Tax:	\$393
Owner City State:	Villanova Pa	Record Date:	06/07/12
Owner Zip+4:	19085-357	Settle Date:	05/31/12
Owner Carrier Rt:	B004	Sale Amount:	\$2,000,000

Geographic Information

County:	Chester	Lot:	0073.0400
Municipality:	Wallace Twp	Census:	
High Sch Dist:	Downingtown Area	Annex:	
Tax ID:	31-04 -0073.0400		
Tax Map:	04		

Assessment & Tax Information

Tax Year:	2016	Annual Tax (Est):	\$393	Total Land Asmt:	\$233,610
County Tax:	\$52	Taxable Land Asmt:	\$12,540	Total Asmt:	\$233,610
School Tax (Est):	\$341			Taxable Total Asmt:	\$12,540
				Act 319/515:	Yes

Lot Characteristics

Sq Ft:	1,855,656	Zoning:	FR
Acres:	42.60	Traffic:	Light
Roads:	Paved	County Location:	Neighborhood/S
Topography:	Level		

Building Characteristics

Gas:	None
Water:	None
Sewer:	None

Codes & Descriptions

Land Use: V10 Vac: Land Residential
County Legal Desc: 42.6 AC

MLS History

Tax History

Annual Tax Amounts					Annual Assessment				
Year	County	Municipal	School	Annual	Land Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2016	\$52		\$341	\$393	\$12,540	\$12,540	\$233,610		\$233,610
2015	\$52		\$341	\$393	\$12,540	\$12,540	\$233,610		\$233,610
2014	\$52		\$341	\$393	\$12,540	\$12,540	\$233,610		\$233,610

2013	\$52		\$341	\$393	\$12,540	\$12,540	\$233,610	\$233,610
2012	\$50		\$341	\$391	\$12,540	\$12,540	\$233,610	\$233,610
2011	\$50		\$335	\$385	\$12,540	\$12,540	\$233,610	\$233,610
2010	\$50		\$329	\$378	\$12,540	\$12,540	\$233,610	\$233,610
2009	\$50		\$319	\$369	\$12,540	\$12,540	\$233,610	\$233,610
2008	\$48	\$30	\$312	\$389	\$12,540	\$12,540	\$233,610	\$233,610
2007	\$48	\$15	\$302	\$364	\$12,540	\$12,540	\$233,610	\$233,610
2006	\$42	\$14	\$263	\$318	\$11,340	\$11,340	\$233,610	\$233,610
2005	\$40	\$14	\$254	\$308	\$11,340	\$11,340	\$233,610	\$233,610
2004	\$40	\$14	\$256	\$310	\$11,810	\$11,810	\$233,610	\$233,610
2003	\$39	\$41	\$246	\$326	\$11,810	\$11,810	\$233,610	\$233,610

Sale & Mortgage

Record Date: 06/07/2012 Book: 8443
 Settle Date: 05/31/2012 Page: 240
 Sales Amt: \$2,000,000 Doc Num: 11186315
 Sale Remarks: Blanket Deed
 Owner Names: Valhalla Brandywine Partners Lp

Mort Rec Date: 06/07/2012 Lender Name: HEIM JOSEPH E III & PATR
 Mort Date: 05/31/2012 Term: 0
 Mort Amt: \$2,000,000 Due Date:
 Remarks: Blanket Mortgage, Private Finance, Seller Finance

Record Date: 06/22/2009 Book: 7701
 Settle Date: 06/15/2009 Page: 893
 Sales Amt: \$1 Doc Num: 937048
 Sale Remarks: Nominal
 Owner Names: Idit

Record Date: 11/01/1991 Book: 2652
 Settle Date: Page: 122
 Sales Amt: \$447,752 Doc Num:
 Sale Remarks:
 Owner Names: Joseph E Heim 3rd & Patricia J Heim

Flood Report

Flood Zone Code: **X** Community Name:
 Flood Zone Panel: **42029C0085F** Special Flood Hazard Area (SFHA):
 Panel Date: **2006-09-29** Within 250 feet of multiple flood zone:
 Flood Code Desc: **Zone X-An area that is determined to be outside the 100- and 500-year floodplains.**
 SFHA Definition: **Out**

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	05/31/2012	\$2,000,000	Valhalla Brandywine Partners Lp
Public Records		Settle Date	06/15/2009	Nominal	Idit
Public Records		Record Date	11/01/1991	\$447,752	Joseph E Heim 3rd & Patricia J He

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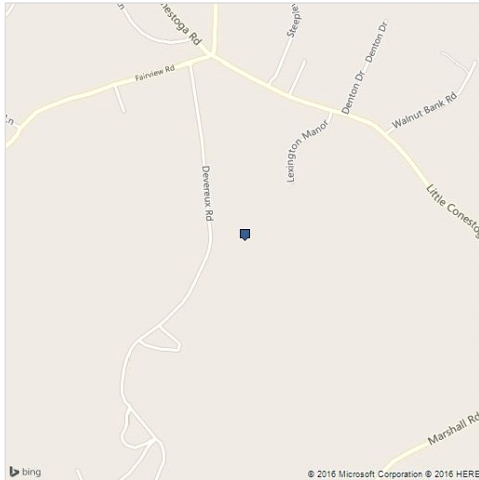
Parcel 360 Property View

100 Devereux Rd, Glenmoore, PA 19343 1615

Wallace Twp

Tax ID 31-04 -0073.0100

Public Records



Summary Information

Owner:	Valhalla Brandywine Partners Lp	Property Class:	Farm
Owner Address:	PO Box 357	Annual Tax:	\$7,904
Owner City State:	Villanova Pa	Record Date:	07/18/12
Owner Zip+4:	19085-357	Settle Date:	07/11/12
Owner Carrier Rt:	B004	Sale Amount:	\$1,305,000

Geographic Information

County:	Chester	Lot:	0073.0100
Municipality:	Wallace Twp	Census:	3046.001
High Sch Dist:	Downingtown Area	Annex:	
Tax ID:	31-04 -0073.0100	Qual Code:	
Tax Map:	04		

Assessment & Tax Information

Tax Year:	2016	Annual Tax (Est):	\$7,904	Total Land Asmt:	\$116,060
County Tax:	\$1,050	Taxable Land Asmt:	\$7,550	Total Bldg Asmt:	\$244,620
School Tax (Est):	\$6,854	Taxable Bldg Asmt:	\$244,620	Total Asmt:	\$360,680
		Total Out Bldg Asmt:	\$36,110	Taxable Total Asmt:	\$252,170
				Act 319/515:	Yes

Lot Characteristics

Sq Ft:	845,064	Zoning:	FR
Acres:	19.40	Traffic:	Light
Roads:	Paved	County Location:	Neighborhood/S
Topography:	Level		

Building Characteristics

Bldg Sq Ft:	5,037	Total Rooms:	10	Basement Type:	Full
Residential Design:	2 Story	Bed Rooms:	5	Garage Type:	Detached
Stories:	2.00	Full Baths:	2	Gas:	Public
Total Units:	1	Total Baths:	2.2	Water:	Well/Pvt
Part Baths:	2	Exterior:	Stone	Sewer:	On Site Septic
Attic Type:	Partly Finished	Residential Style:	Old	Year Built:	1860
Det Grg Sq Ft:	960	Fireplace:	Yes	Trad Fireplace:	2
Cooling:	Central Air	Det Grg Fin Sq Ft:	0	Fireplace Stacks:	2
		Heat Delivery:	Heat Pump	Heat Fuel:	Electric
		Year Remodeled:	1993	Remod Degree:	Kitchen

Codes & Descriptions

Land Use:	F10 Farm: Farm 10-19.99 acres
County Legal Desc:	19.4 AC FARM

MLS History

MLS Number	Category	Status	Status Date	Price
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6609335	RNT	Settled	08/10/15	\$3,500
6430392	RNT	Settled	10/02/14	\$3,500
6160690	RNT	Settled	04/01/13	\$3,250
5984437	LOT	Expired	05/25/12	\$1,549,000
5943620	RES	Expired	05/25/12	\$1,549,000

Tax History

Annual Tax Amounts					Annual Assessment					
Year	County	Municipal	School	Annual	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2016	\$1,050		\$6,854	\$7,904	\$7,550	\$244,620	\$252,170	\$116,060	\$244,620	\$360,680
2015	\$1,050		\$6,854	\$7,904	\$7,550	\$244,620	\$252,170	\$116,060	\$244,620	\$360,680
2014	\$1,050		\$6,854	\$7,904	\$7,550	\$244,620	\$252,170	\$116,060	\$244,620	\$360,680
2013	\$1,050		\$6,854	\$7,904	\$7,550	\$244,620	\$252,170	\$116,060	\$244,620	\$360,680
2012	\$1,000		\$6,854	\$7,854	\$7,550	\$244,620	\$252,170	\$116,060	\$244,620	\$360,680
2011	\$1,000		\$6,740	\$7,740	\$7,550	\$244,620	\$252,170	\$116,060	\$244,620	\$360,680
2010	\$1,000		\$6,610	\$7,610	\$7,550	\$244,620	\$252,170	\$116,060	\$244,620	\$360,680
2009	\$1,000		\$6,424	\$7,424	\$7,550	\$244,620	\$252,170	\$116,060	\$244,620	\$360,680
2008	\$959	\$605	\$6,266	\$7,831	\$7,550	\$244,620	\$252,170	\$116,060	\$244,620	\$360,680
2007	\$959	\$303	\$6,065	\$7,327	\$7,550	\$244,620	\$252,170	\$116,060	\$244,620	\$360,680
2006	\$930	\$302	\$5,819	\$7,050	\$6,720	\$244,620	\$251,340	\$116,060	\$244,620	\$360,680
2005	\$894	\$302	\$5,630	\$6,826	\$6,720	\$244,620	\$251,340	\$116,060	\$244,620	\$360,680
2004	\$859	\$302	\$5,450	\$6,612	\$7,130	\$244,620	\$251,750	\$116,060	\$244,620	\$360,680
2003	\$761	\$814	\$4,848	\$6,423	\$7,130	\$225,380	\$232,510	\$116,060	\$225,380	\$341,440

Sale & Mortgage

Record Date: 07/18/2012 Book: 8472
 Settle Date: 07/11/2012 Page: 1640
 Sales Amt: \$1,305,000 Doc Num: 11196070
 Sale Remarks:
 Owner Names: Valhalla Brandywine Partners Lp

Record Date: 12/01/1986 Book: 556
 Settle Date: Page: 398
 Sales Amt: \$305,000 Doc Num:
 Sale Remarks:
 Owner Names: Joseph E Heim 3rd

Mort Rec Date: 07/31/2012 Lender Name: BANCORP BK
 Mort Date: 07/11/2012 Term: 0
 Mort Amt: \$4,000,000 Due Date:
 Remarks: Blanket Mortgage, Conv

Mort Rec Date: 10/17/2003 Lender Name: DOWNINGTOWN NATL BK
 Mort Date: 10/09/2003 Term: 10
 Mort Amt: \$700,000 Due Date: 10/15/2013
 Remarks: Conv, Fixed, Refinance

Mort Rec Date: 08/29/1991 Lender Name: FIRST KEYSTONE MTGE INC
 Mort Date: Term: 0
 Mort Amt: \$427,500 Due Date:
 Remarks: ARM, Conv

Mort Rec Date: 08/27/1991 Lender Name: NATIONAL BK OF MAIN LIN
 Mort Date: Term: 0
 Mort Amt: \$150,000 Due Date:
 Remarks: Conv

Mort Rec Date: 02/06/1996 Lender Name: PRUDENTIAL HOME MTGE
 Mort Date: Term: 0

Mort Amt: \$419,650
Remarks: Conv

Due Date:

Mort Rec Date: 01/27/1995
Mort Date:
Mort Amt: \$125,000
Remarks: Conv

Lender Name: NATIONAL BK OF MAIN LIN
Term: 0
Due Date:

Mort Rec Date: 05/14/1991
Mort Date:
Mort Amt: \$100,000
Remarks: Conv

Lender Name: NATIONAL BK OF MAIN LIN
Term: 0
Due Date:

Flood Report

Flood Zone Code: **X** Community Name:
Flood Zone Panel: **42029C0085F** Special Flood Hazard Area (SFHA):
Panel Date: **2006-09-29** Within 250 feet of multiple flood zone:
Flood Code Desc: **Zone X-An area that is determined to be outside the 100- and 500-year floodplains.**
SFHA Definition: **Out**

Most Recent Listing

100 Devereux Rd, Glenmoore, PA 19343

Residential Rentals

Settled

\$3,500



Beds: 4
Baths: 2 / 1
MLS #: 6609335
Tax ID #: 31-04 -0073.0100
Building:
Floor Number:
Age: 154
New Construct:
Condition:
Ownership:
Interior Sq Ft: 5,037 / Assessor
Type: Single/Detached
Style: Farm House
Design: 3+ Story
Central Air: Yes
Also For Sale: No

Location

County: Chester
MLS Area: Wallace Twp (10331)
Subdiv / Neigh: None Available
School District: [Downingtown](#)

Lot Information

Acres / Lot Sq Ft: 19.40 / 845,064
Lot Dimensions: 0
Waterfront: No

Rental Information

Date Available: 08/01/2015
Minimum Term (Mo): 12
Maximum Term (Mo): 24
Security Deposit: \$3,500
Application Fee: 50
Month's Rent Upfront:
Section 8 Approved:
Purchase Option:
Tenant Responsible For: Cable TV, Electric, Gas, Heat, Hot Water

Furnished: Both
Smoking Prohibited:
Condo / HOA: No / No
Recurring Fee:
One-Time Fee:
Adult 55+/62+ Commun: No
Pets Allowed: Yes
Pets Deposit: \$300

Rooms

Total Rooms: 7
Full Baths: 0 Main, 2 Up, 0 Low
Living/Great Room: 0 x 0 Main
Kitchen: 0 x 0 Main
Second Bedroom: 0 x 0 Upper
Fourth Bedroom: 0 x 0 Upper

Part Baths: 1 Main, 0 Up, 0 Low
Dining Room: 0 x 0 Main
Main Bedroom: 0 x 0 Upper
Third Bedroom: 0 x 0 Upper

Features

Exterior:	Stone Exterior, Fencing, Patio, Porch, Level Lot, Stream/Pond, Pond, Stream/Creek
Interior:	Cable TV Wired, Cathedral/Vault Ceiling, Ceiling Fan(s), Whirlpool/Hot Tub, Foyer/Vestibule Entrance, Main Bedroom Full Bath, Main Bedroom Whirlpool/Hot Tub, Main Bedroom Sitting Area, Den/Study/Library, Loft, Sun/Florida , Utility/Mud, No/Unknown Accessibility Modifications, Two Fireplaces, Finished Wood Floors, Stone Floors, Tile Floors, Basement Storage, Main Floor Laundry
Kitchen:	Eat-In Kitchen, Dryer, Dishwasher, Range, Refrigerator, Washer
Basement:	Full Basement, Unfinished Basement
Parking:	3 Car Garage, 3+Car Parking
Utilities:	Central Air, Oil Heating, 100-150 Amps , Electric Hot Water, Private/Common Water, Private Sewer

Remarks

Public: "Glen Oak Farm" privately located, c. 1770's farmhouse with 1996 Milner addition set on 19 picturesque acres. Thoughtful design allows this property to combine the best of historic charm & warm comforts with all the necessary modern conveniences. Large eat-in country Kitchen/Great Room with many upgrades including custom cabinets, cherry counters, gourmet appliances. Back entrance with brick floor Mud Room, large Laundry, rear Sitting Porch leading to brick paved Patio. Step through the Foyer to the original house where the Dining Room houses a restored walk-in fireplace, entrance to the gardens or continue to the spacious Living Room. 2nd Level houses a large Master Bedroom Suite with walk-in closet, En suite Bath and Office. 2 additional Bedrooms with built-in wardrobes and half bath complete this floor, 4th Bedroom is on the 3rd floor with original pole timber rafters. Outbuildings include a 3 car Garage, 3 large fenced pastures. Three stall horse stable available in main barn for an additional fee.

Showing

Appointment Phone: (800) 746-9464
Show Instructions: All showings must be made through listing agent until 8_1_2015
Showing Features: 24 Hour Notice, Call To Show, Owner Present
Cross Street: Fairview Map Grid: 7835A4

Listing Office

Listing Agent: [Michael Byrne \(Lic#RS289011\)](#)
(610) 389-3980
Listing Office: [BHHS Fox & Roach-Haverford](#) (PFR-HAV)
338 Lancaster Ave , Haverford, PA 19041-1309
Office Phone: (610) 649-4500 Office Fax: (610) 649-5020

Compensation

Buyer Broker: 1/2 mo Transaction Broker:
Dual/Var Comm: No

Listing Information

Original Price:	\$3,500	PMP:	30
List Contract Date:	07/13/2015	DOM:	29
Last Modified:	08/11/2015	Sign:	Yes
Off Market Date:	08/06/2015	Broker Interest:	No
List Expire Date:		Prospects Excluded:	No
Agreement Type:	ER	Owner:	VALHALLA BRANDYWINE PTRS LP

Contract/Settlement Information

Buyer's Office: [BHHS Fox & Roach-Wayne](#) (PFR-WAY) (610) 688-4310
Buyer's Agent: [Michelle Onorati \(Lic#RS271171\)](#) (484) 354-1566
Rental Term (Mo): Lease Signed Date: 08/06/2015
Price Before Sale: \$3,500 Lease Effective Date: 08/10/2015

History

100 Devereux Rd, Glenmoore, PA 19343

Wallace Twp (10331)

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	07/11/2012	\$1,305,000	Valhalla Brandywine Partners Lp
Public Records		Record Date	12/01/1986	\$305,000	Joseph E Heim 3rd

MLS History Details

MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
6609335	RNT	Sold	08/10/2015	08/11/2015	BHHS Fox & Roach-Haverford	\$3,500	29
	RNT	New Listing	07/13/2015	07/13/2015		\$3,500	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
6430392	RNT	Sold	10/02/2014	10/03/2014	BHHS Fox & Roach-Haverford	\$3,500	71
	RNT	New Listing	07/24/2014	07/25/2014		\$3,500	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
6160690	RNT	Sold	04/01/2013	04/02/2013	Albert M Greenfield & Co Inc	\$3,250	60
	RNT	Pending	03/25/2013	03/28/2013		\$3,250	
	RNT	Price Decrease	02/26/2013	02/26/2013		\$3,250	
	RNT	New Listing	01/25/2013	01/25/2013		\$3,500	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5943620	RES	Expired	05/25/2012	05/28/2012	James A Cochrane Inc	\$1,549,000	122
	RES	Back To Active	05/27/2012	05/27/2012		\$1,549,000	
	RES	Pending	01/09/2012	02/06/2012		\$1,549,000	
	RES	Other Contingency (ACT-O)	01/09/2012	01/15/2012		\$1,549,000	
	RES	Extended	12/30/2011	12/30/2011		\$1,549,000	
	RES	Back To Active	11/30/2011	11/30/2011		\$1,549,000	
	RES	Expired	11/25/2011	11/26/2011		\$1,549,000	
	RES	New Listing	09/07/2011	09/07/2011		\$1,549,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5984437	LOT	Expired	05/25/2012	05/28/2012	James A Cochrane Inc	\$1,549,000	126
	LOT	Back To Active	05/27/2012	05/27/2012		\$1,549,000	
	LOT	Pending	01/09/2012	02/06/2012		\$1,549,000	
	LOT	Other Contingency (ACT-O)	01/09/2012	01/15/2012		\$1,549,000	
	LOT	Extended	12/30/2011	12/30/2011		\$1,549,000	
	LOT	New Listing	09/07/2011	12/21/2011		\$1,549,000	

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