



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

EXECUTIVE SUMMARY

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Land Development
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4 Single Family Building Lots – Total Tract 21 +/- acres 1329 Sycamore Mills Road, Edgemont Township, Delaware County, Pa.

- The McClellan Family property is for sale – there are 4 proposed single family building lots – the existing family home with 3.4 acres is for sale separately
- Open space – 11 acres surrounding the building lots
- Building lots – 1 to 1.2 acres per lot – on-site water and on-site sewer (perc tests were previously completed, would probably have to be retested) – standard or trench systems were indicated
- Matt Houtman, engineer, has reviewed the proposed plan and his narrative is included – he has substantial engineering data
- Seller is willing to sell the property subject to final development approvals to be the responsibility of the Buyer including all costs
- Listed at \$250,000 per lot – cash at the time of final closing
- For further information contact Ed Ritti - ed.ritti@foxroach.com
- 610-306-3933

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