



BERKSHIRE HATHAWAY

HomeServices

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EXECUTIVE SUMMARY:

10 Single Family Building Lots, Cowpath and Forest Roads Franconia Township, Montgomery County, Pa.

- Approved subdivision – subject to receipt of final PennDot permit
- The eleventh lot will be retained by Seller – this lot includes the existing various structures
- 10 Single Family Building Lots - 35,000+ and larger lots on future cul-de-sac
- Public water and sewer available
- According to Owner's engineer all permits are in place and current (with the exception of the PennDot permit which should be received by 11/22) – the developer's agreement and improvement escrow has not been posted
- Engineer – Richard Mast – 658 Harleysville Pike, Suite 150, Harleysville, Pennsylvania, 19348 – rmast@rcmaonline.com – 215-601-3405
- Owner is offering this on an “as is” basis with a quick cash closing
- The surrounding area has established residential neighborhoods and a new construction development – Bayard Estates - \$700,000+ to \$800,000
- Listed price is \$135,000 per lot
- For further information contact Ed Ritti (610-306-3933) or John Matson (610-207-5265)

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