



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

EXECUTIVE SUMMARY:

**Edward Ritti – Vice President
Land Development
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13.1 Acres, Residential Building Site, Exton, Pa West Whiteland Township, Chester County

- **Secluded wooded lot with Frontage along Burgoyne Road**
- **Adjacent to the proposed Chester County Trail extension from Exton tpo Downingtown**
- **Within short walking distance of the Whitford Train Station**
- **Subdivision sketch plan available**
- **Public water is located along Burgoyne Road near Boot Road and along Whitford Road at National Road – has not been extended to the site**
- **Public sewer is available to the site**
- **Zoned R1 Residential 43,560 square foot minimum lot size**
- **Some rough grading has been completed by Seller**
- **Will sell subject to development approval with mutually agreeable time milestones for steps of the process**
- **Listed price is \$1,300,000**
- **For further information contact Ed Ritti (610-306-3933)**

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