

Print Member Listing Report

Doug Hayward Real Estate
Member Full Report courtesy of: **Doug Hayward**
1 to 1 of 1 Listings

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2310 Reading Blvd, Sinking Spring, PA 19609**RES ACT****\$199,900**

Exterior Front

MLS #:	5475498	Beds, Baths:	3 2/1
MLS Area:	10280	Ownership:	FeeSimple
	Spring Twp	Type:	Single/Detac
County:	Berks	Design:	2-Story
Tax ID #:	80-4386-12-95-3259	Style:	Traditional
		Basement:	Y
Subdiv / Nei:	None Available	Age:	0 NewCon
School Dist:	Wilson	Int SF:	1,788/ S
- High:	Wilson	Unit Floor #:	
- Middle:		Central Air:	Y
- Elem:		Internet:	Y / Y

Directions**Cross Street:** Girard**Map Grid:** 7414B6**Room Dimensions**

LR/GR:	11 x 15 M	Main BR:	14 x 15 M
Dining:		2nd BR:	11 x 10 M
Kitchen:	11 x 22 M	3rd BR:	10 x 10 M
Family:		4th BR:	

Inclusions: Ge Range, Dishwasher And Microwave
Exclusions:

R-F Walls: 15
R-F Ceiling: 30

Other Information

Rooms: 6
Bath Full: 0M 2U 0L
Bath Part: 1M 0U 0L
Model: The Lincoln
Builder: Bellevue Builders

Tax Information

Taxes / Yr: \$3464 / 2008Blk 95
Assessment: 130743 Lot 3259

Association Info

Condo / HOA: N / N
Assc Fee / Freq:

Lot Information

Acr / SF: 0.15 / 6,534
Lot Dim: 40 x 150

Land Use: 100A **Zoning:** RES
Waterfront: N

Features

Utilities: HtPump-EBkUp, HotAirHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 200-300AmpEI **Parking:** 1-CarGarage, Att/BuiltInG, 1-CarParking **Exterior:** StreetLights, UndgrndElec, VinylExt, ConcreteFoun, LevelLot, OpenLot, FrontYard, RearYard, SideYard(s), PitchedRoof, ShingleRoof, Porch, NoPool **Bsmt:** FullBasement, UnfinishBsmt, OutSide/WlkO **Interior:** NoFireplace, W/WCarpeting, Vinyl/LinFl, NoModifs/Unk, LowFirLndry **Kit:** FullKit-NoEI, ElecCooking, **Finance:** ConventnalFi, FHA **Docs:** Bldg Plans, Plot

Remarks

Public: TO BE BUILT BY BELLEVUE BUILDERS Beautifully crafted 3 bedroom, 2 story dwelling situate on Reading Blvd to the West of General Franks Highway will provide energy efficiency and comfort at an affordable price. Exacting attention is paid to all of the details of a Bellevue Builders project and a 1 year Builder warranty applies. Specs will be provided upon request. Currently there is a sample of the construction techniques available in Lauredale at 3443 Earl Street for preview purposes.

Brokerage Information

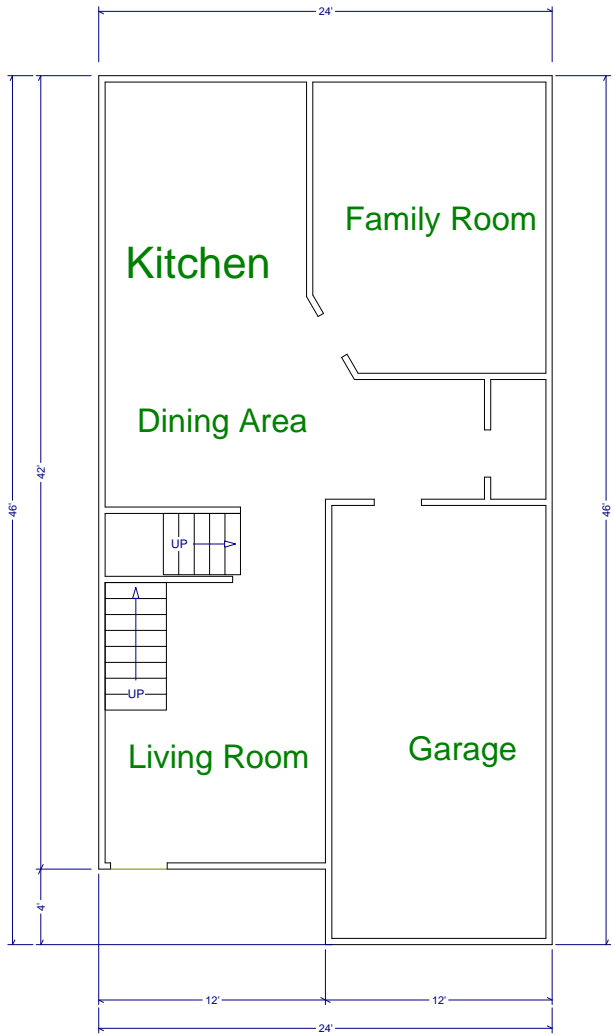
Doug Hayward Real Estate	HAYWARDDD	(610) 929-3114	SBr: 3	OPr: \$199,900
ListAgent: Doug Hayward	042831	(610) 929-3114	BBr: 3	LDt: 01/27/2009
CoListAg:	Appointment Phone:	(610) 780-9821	TBr:	XDt: 07/24/2009

Show: Call Listing Agent.
Show: CallToShow **Poss:** 90+Days

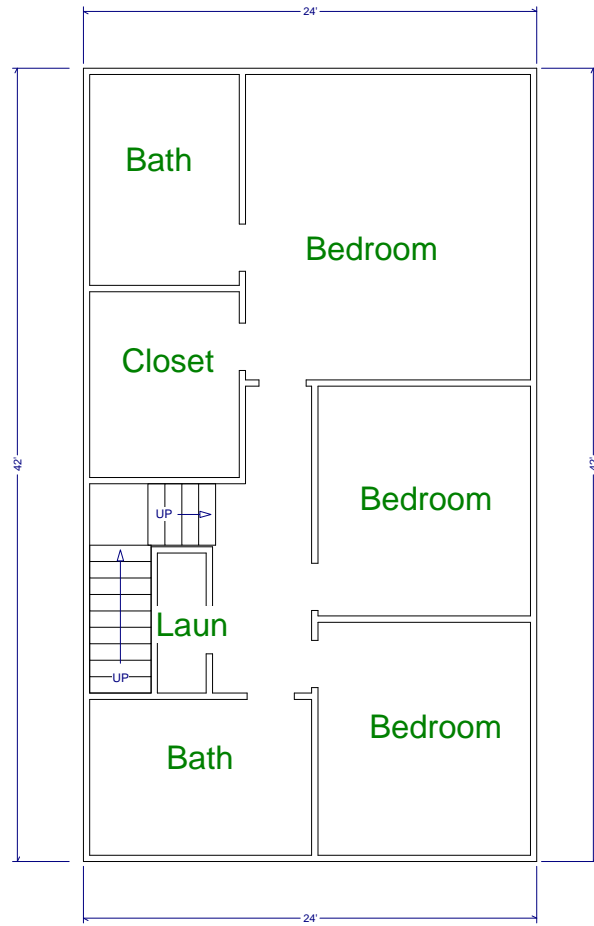
Agmt: ER
Sign: Y **DVB:** Y **OMD:**
BkInt: N **LBon:** **LMD:** 06/02/2009
PMP: 127 **DOM:** 127

Owner: Bellevue Builders**Disclosure:**

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2310 Reading Blvd
 2Story w/ full
 basement
 1788 sq. ft



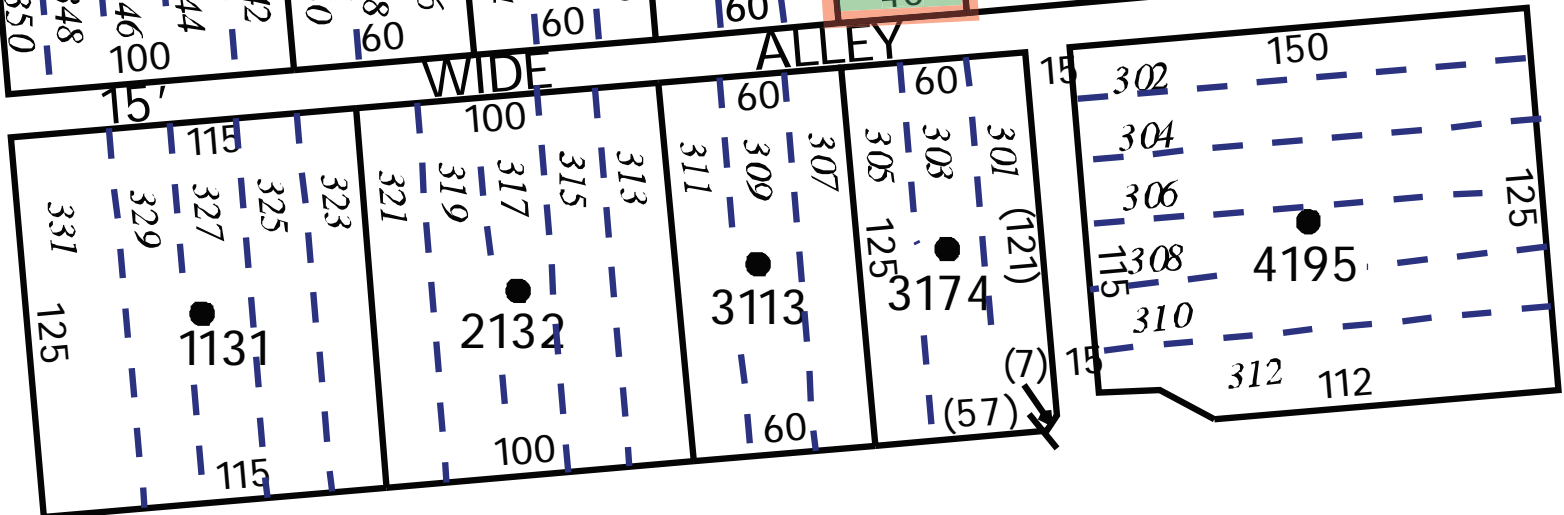
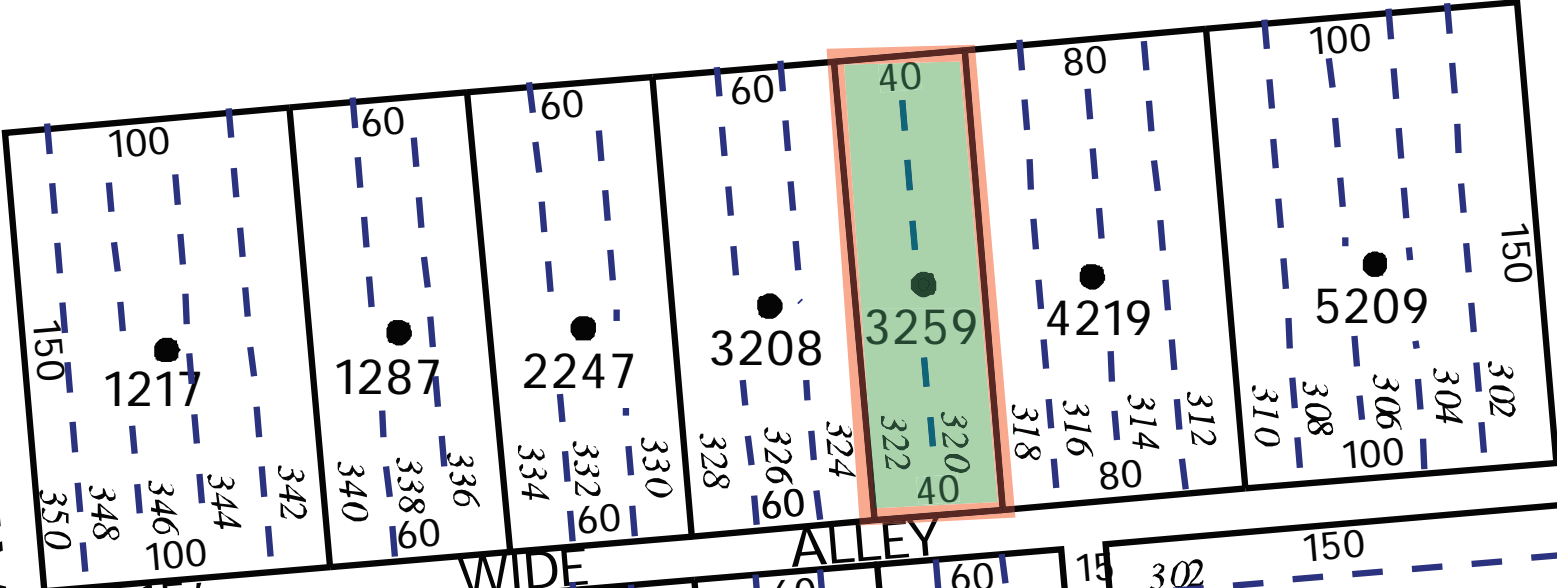
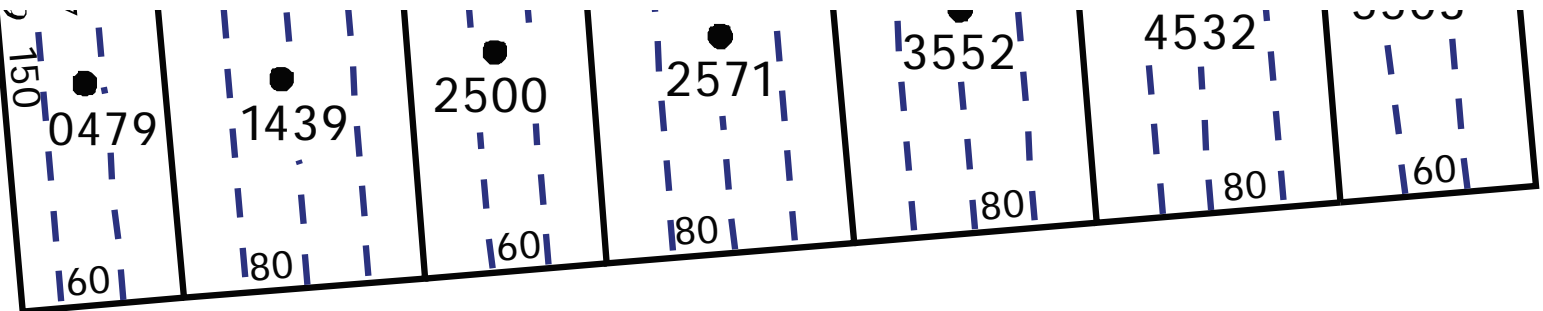
BOULEVARD

BOULEVARD

HARRISON AVE

50

80



WIDE ALLEY

150 100

Bellevue Builders, Inc.
PO Box 220
Temple, PA 19560
610-929-8099

Construction Specifications: ~~XXXXXXXXXXXXXXXXXXXX~~

Excavation: Lot to be contoured for water drainage and curb appeal at builder's discretion. Trenching for water, sewer and power underground (if available) included

Footings: 8'x18" 3000 psi concrete

Foundation: minimum 8" poured concrete walls

Basement Floor: minimum 8" stone under concrete, 4" 3000 psi. concrete, exterior perimeter drain connected to interior sump pit with sump pump, rough in for radon, 6 mil. vapor barrier

Beam: Steel 8x18 with minimum 3" adjustable steel columns

Sill Plates: 2"x6" pressure treated with sill sealer

Floor Joists: 2"x10" 16" o.c. with metal strap bridging

Sub Flooring: ¾" tongue and groove osb, glued and nailed

Exterior Walls: 2"x4" construction, 16" o.c. with 7/16" osb sheathing and/or ½" R-board and house wrap

Headers: 2"x10" double jacked on spans greater than 5'

Exterior: Maintenance free vinyl siding w/aluminum soffit and fascia, vinyl shutters on front only

Roof Sheathing: 7/16" osb w/H clips, 15' felt

Roof Systems: All roofs are engineered 24" o.c. truss system

Shingle: 25 yr 3-tab shingles with aluminum ridge vent

Gutters: Aluminum to match soffit color

Basement Access: Egress window (and well if required by grade)

Garage Door: Uninsulated steel, pre-wired for garage door opener

Exterior Doors: Steel insulated 6 panel

Windows: Vinyl single hung Low-E Argon, insulated glass, screen included

Insulation:

Exterior Walls - minimum R-13

Ceiling - minimum R-30 fiberglass insulation

Basement Ceiling - minimum R-19

Super seal to reduce air infiltration and fire caulk package

Electrical work: by local code, as well as general industry standards

Doorbell
200 amp service
2 outside receptacles
1 exterior light per exterior door & 1 exterior light at garage door
Gold finish exterior and interior lighting
Smoke detectors - hardwired/battery backup - 1 smoke detector on each floor and in each bedroom
Electric washer and dryer hookups w/vent
Fans in all baths

Interior Walls: 2"x4" with ½" drywall glued and screwed, 5/8" fire rated where required by code

Painting: Flat Wall Paint - Antique White - garage interior not painted

Trim: Pine paint grade double coated with white semi-gloss
Windows sills with apron (no casing)
Six panel hollow core doors
3 ¼ Baseboard trim
Wood railings at steps with painted spindles, standard birch stained handrail, painted caps (minimum 3 open steps)

Plumbing: All work to conform to local codes as well as general industry standards
- One-piece fiberglass tub
- 2 frost-free spigot
- Public Sewer
- 4" SCH 40 PVC main drain line
- PVC drain lines
- Public water
- PEX water feeds

Heating/AC: Electric heat pump system with electric backup - size as required
50 gallon electric hot water heater

Appliances: Kitchen to be supplied complete w/appliances as follows:
Dishwasher - white GE
Range - white GE smooth top range with self cleaning oven
Microwave Oven - white GE microwave/range hood combination

Kitchen & Baths:
Oak flat panel cabinets
Laminate countertop with 4" backsplash
Single bowl stainless steel sink
Pedestal sink in powder room - marbleized vanity top in main bath

Flooring:
Entryway - 4'x4' area - ¾" oak flooring
Kitchen & Dining Area, Powder Room, Main Bath - vinyl
Living Room, Bedrooms, Hallway & Main Steps - Carpet

Other: 2" wearing coarse blacktop for driveway
3' wide concrete walkway to driveway

NOTE: BUILDER RESERVES THE RIGHT TO SUBSTITUTE MATERIAL OF EQUAL OR BETTER QUALITY AT THEIR SOLE DISCRETION.