

Print Member Listing Report

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

Office: (610) 929-3114  
 Home Phone: (610) 929-3114  
 E-mail: dwh150@psu.edu

**3296 Midland Ave WEST, Reading, PA 19606**

**RES ACT \$154,900**



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Exterior Front

**MLS #:** 5475673  
**MLS Area:** 10223  
 L Alsace Twp  
**County:** Berks  
**Tax ID #:** 23-5327-14-34-3296  
**Subdiv / Nei:** None Available  
**School Dist:** Antietam  
 - High: Antietam  
 - Middle:  
 - Elem:

**Beds, Baths:** 3 2/1  
**Ownership:** FeeSimple  
**Type:** Twin/Semi-De  
**Design:** 2-Story  
**Style:** Traditional  
**Basement:** Y  
**Age:** 0 NewCon  
**Int SF:** 1,448/ S  
**Unit Floor #:**  
**Central Air:** Y  
**Internet:** Y / Y

Directions

**Cross Street:** Carsonia

**Map Grid:** 7416E3

Room Dimensions

**LR/GR:** 11 x 14 M **Main BR:** 14 x 15 M **Entrance:** 8 x 7 M **R-F Walls:** 15  
**Dining:** 10 x 13 M **2nd BR:** 10 x 12 M **R-F Ceiling:** 30  
**Kitchen:** 10 x 11 M **3rd BR:** 10 x 10 M  
**Family:** **4th BR:**

**Inclusions:** Ge Range, Microwave, Dishwasher  
**Exclusions:**

Other Information

**Rooms:** 7  
**Bath Full:** 0M 2U 0L  
**Bath Part:** 1M 0U 0L  
**Model:** The Garfield  
**Builder:** Bellevue Builders

Tax Information

**Taxes / Yr:** \$4600 / 2008 **Blk** 34  
**Assessment:** 101770 **Lot** 3296

Association Info

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

Lot Information

**Acr / SF:** 0.25 / 10,890  
**Lot Dim:** 000

**Land Use:** 153 **Zoning:** RES  
**Waterfront:** N

Features

**Utilities:** HtPump-GBkUp, HotAirHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 200-300AmpEI **Parking:** 1-CarGarage, Att/BuiltInG, 2-CarParking **Exterior:** StreetLights, VinylExt, ConcreteFoun, LevelLot, OpenLot, FrontYard, RearYard, SideYard(s), PitchedRoof, ShingleRoof, Porch, NoPool **Bsmt:** FullBasement, UnfinishBsmt  
**Interior:** AccessPanel, NoFireplace, W/WCarpeting, Vinyl/LinFl, CableTVWired, Foyer/VestEn, NoModifs/Unk, MainFlrLndry **Kit:** FullKit-NoEI, ElecCooking, KitBuiltInRa, SelfClnOven **Finance:** ConventnalFi, FHA  
**Cond:** Average+ **Docs:** Bldg Plans

Remarks

**Public:** Charming To Be Build semi detached energy efficient 3 bedroom semis with the high quality features normally associated with Bellevue Builders. Great floor plan, poured concrete foundation. Matching fixtures and pulls throughout. Gibson Electric Heat pump with Central Air. Southern Exposure for Solar Hot Water as an option. For more details type Soldprice in Google.

Brokerage Information

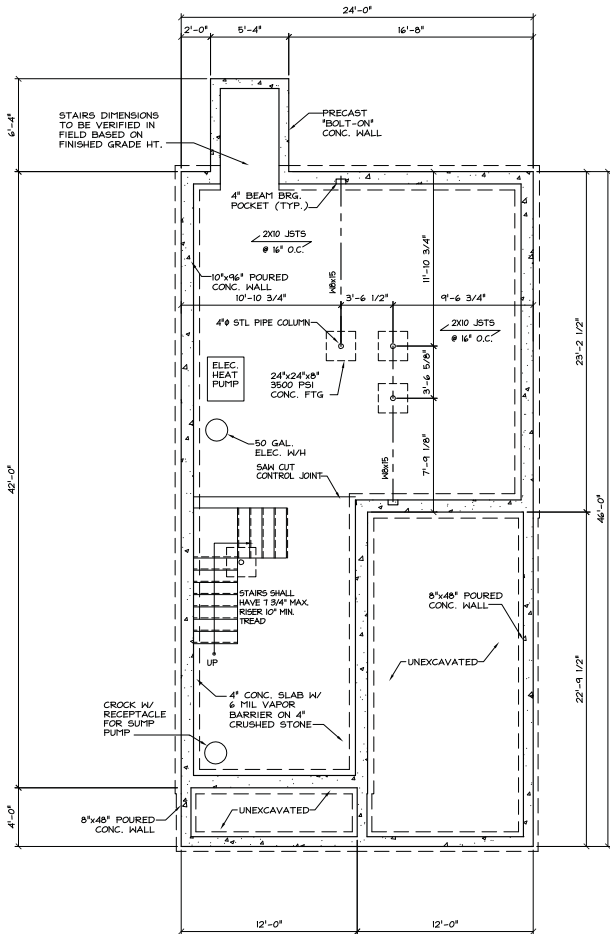
Doug Hayward Real Estate HAYWARDDD (610) 929-3114 **SBr:** 3 **OPr:** \$154,900  
 ListAgent: Doug Hayward 042831 (610) 929-3114 **BBr:** 3 **LDt:** 01/27/2009  
 CoListAg: **Appointment Phone:** (610) 780-9821 **TBr:** **XDt:** 07/24/2009  
**Show:** Call Listing Agent.  
**Show:** CallToShow **Poss:** 90+Days

**Agmt:** ER **OMD:**  
**Sign:** Y **DVB:** Y **LMD:** 06/03/2009  
**BkInt:** N **LBon:** **DOM:** 128  
**PMP:** 128

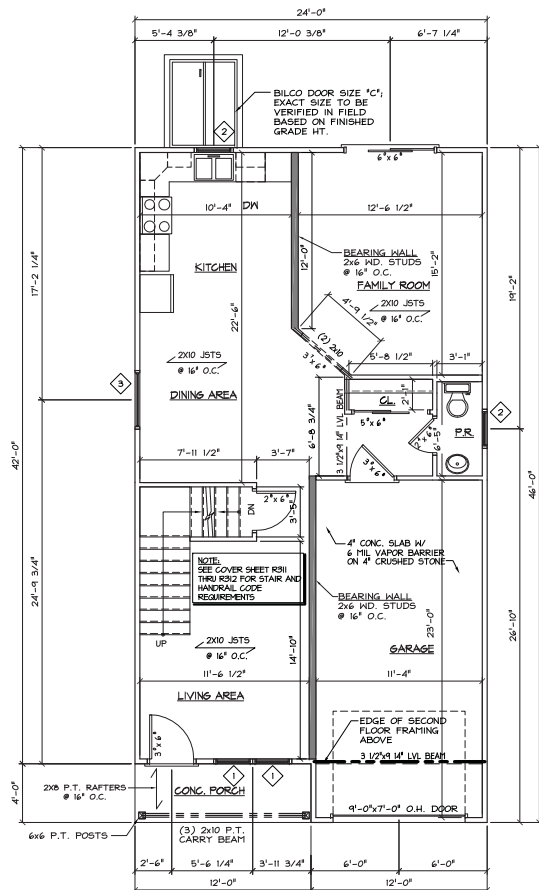
**Owner:** BELLEVUE BUILDERS INC

**Disclosure:**

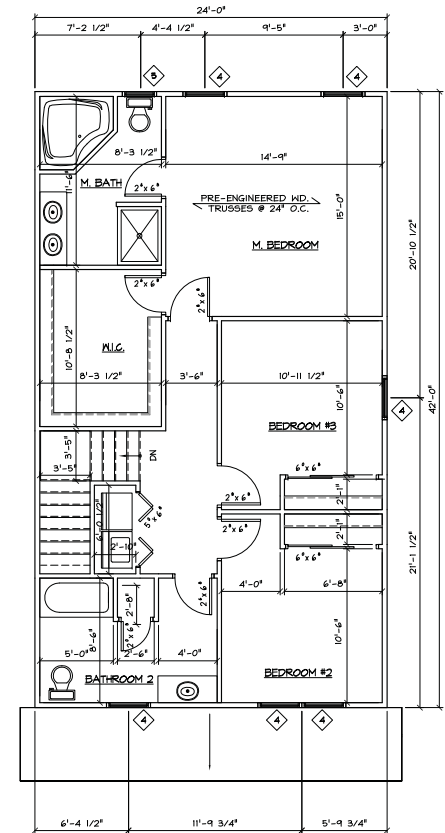
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1 BASEMENT - FOUNDATION PLAN  
1/4" = 1'-0"



2 FIRST FLOOR PLAN  
1/4" = 1'-0"



3 SECOND FLOOR PLAN  
1/4" = 1'-0"

WINDOW SCHEDULE								
NO.	QTY.	MANUF.	MODEL	SIZE		TYPE	MATERIAL	NOTES
				WIDTH	HEIGHT			
1	2			2'-2"	8'-0"	---	CLAD	---
2	2			2'-2"	8'-0"	---	CLAD	---
3	1			3'-0"	8'-0"	---	CLAD	---
4	1			3'-0"	8'-0"	---	CLAD	---
5	1			3'-0"	8'-0"	---	CLAD	---
6	1			3'-0"	8'-0"	---	CLAD	---

This is a copy and not the original drawing. The original drawing is on file in the offices of Drafting Solutions. Any liability whatsoever is limited to the original drawing or last revision to the original drawing.

NO. REVISIONS

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Accessory Structures  
Bellevue Builders Inc.  
Residential Construction  
PO Box 220  
Temple, PA 19560  
Phone: 610.781.2067  
Fax: 610.929.2844

PROPOSED RESIDENCE  
**BELLEVEUE SPEC 1**  
PA  
BERKS COUNTY

SHEET: A-1  
FLOOR PLANS

DATE: 02/22/08  
DESIGNER: MCC  
DRAWN BY: KAC  
CHECKED BY: 08-08  
SHEET: A-1

**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.