



**264 River Crest Drive
Phoenixville, PA 19464
\$698,900**



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**264 River Crest Drive
Phoenixville, PA 19460
\$698,000**

Bedrooms:	4	Homeowners Assoc. Fee:	\$118/Month
Baths:	3 Full, 1 Half	Taxes:	\$10,696 (2010)
Garage:	2 car attached	Heat:	Gas
Basement:	Full / Walkout	Hot Water:	Gas
Water:	Public	Cooling:	Central Air
Sewer:	Public	Year Built:	2005
Lot:	.45 acre	One Time Fee:	\$450

This Savoy Model offers a long list of premium upgrades starting with the wooded lot which has a view of the river. Not only are there hardwood floors on the first floor but they are upgraded 3 ¼" plank floors with some done on the diagonal

FIRST FLOOR:

The Solarium is very bright and has access to the deck. The family room has a recessed entertainment area under the back staircase, a magnificent floor-to-ceiling stone fireplace and atrium doors to the deck.

The laundry room is located on the first floor with access to the two-car garage.

SECOND FLOOR:

There are four bedrooms on this floor. The master bedroom has a sitting room, upgraded coffered ceiling, speaker for the sound system, two walk-in closets and a master bath. The master bath has a speaker for the sound system, upgraded oil rubbed bronze fixtures, an oversized shower, jetted tub, private lavatory and double sinks. Two bedrooms, each with walk-in closets, share a Jack and Jill bath. The fourth bedroom also has its own bath. All bath faucets are upgraded as well.

All information through deemed accurate, is subject to errors, omissions and changes



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LOWER LEVEL:

The walkout basement and 9" ceilings were also upgrades. This area is unfinished but offers numerous possibilities for customization.

INCLUSIONS:

Washer, dryer, kitchen refrigerator, all in "as is" condition; window treatments in: Dining Room, Living Room, Powder Room, Kitchen, Morning Room, Master bedroom; electric fence; shelves in Hall bath and powder room.

EXCLUSIONS:

Refrigerator; all chandeliers and ceiling light fixtures; all window treatments and window hardware.

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UPGRADES AND SPECIAL FEATURES

Solarium Addition w/skylights

Premium Lot

Walk-out basement w/9' ceiling

Full Oak Main Stairs

Upgraded Trim Package

Coffered Ceiling Master Bedroom

Whirlpool Tub Master Bath

Oil Rubbed Bronze Faucets, shower fixtures Master Bath

Oversized Shower w/dual shower heads Master Bath

Upgraded Faucets: Powder Room, hall bath, princess bath

Upgraded 3 ¼" Hardwood Floors:

Foyer, Living Room, Dining Room, Kitchen,
Breakfast Room, Family Room, Study, Solarium

Extra lighting—Kitchen, Family Room

Ceiling Fans—Solarium, Master Bedroom

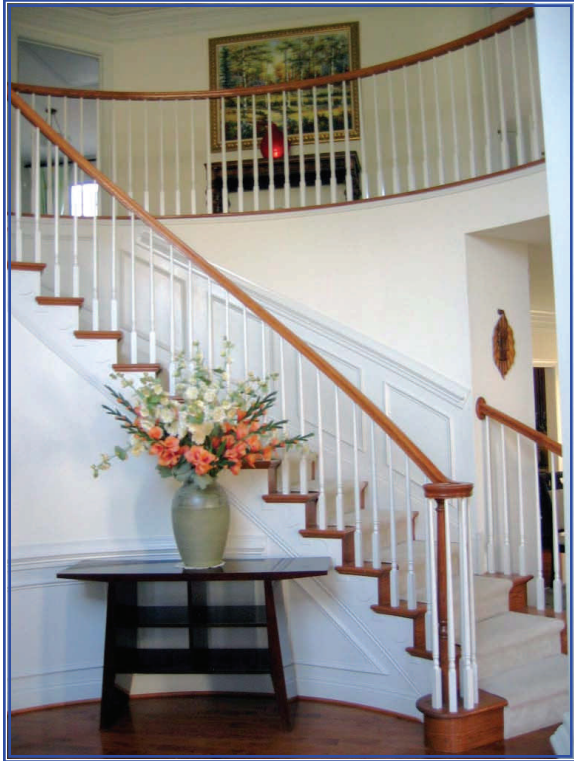
Sound system speakers: Living Room, Kitchen, Family Room,
Master Bedroom, Master Bathroom

Granite Counters in Kitchen

Gourmet Kitchen, Hood vented to outside

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Property Photos



Foyer

Living Room





Property Photos



Dining Room



Kitchen



Property Photos



Back Yard

Main Entrance

