



Welcome To . . .

**79 Barren Road
Media, Pennsylvania
Delaware County**



Style



*Located in the Township of Middletown
Delaware County*



Rose Tree-Media School District

www.ShirleyBoothTeam.com

Shirley Booth ▪ (610) 627-4928
Tracy O'Connell ▪ (610) 892-5726
MaryBeth Parker ▪ (610) 627-4920
Helen Sage ▪ (610) 892-5788
Jonathan Peri ▪ (610) 892-5791



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The Shirley Booth Team
601 East Baltimore Pike
Media, PA 19063
(610) 566-3000
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Harmony

The living room dramatizes reception to this home and provides a formal area for traditional furnishings.

The large windows cast streams of light accenting this beautiful room.



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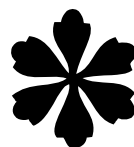
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Classic



*The warm kitchen that brims
with appeal and livability
gives a functional balance of
beauty, comfort and
convenience!*



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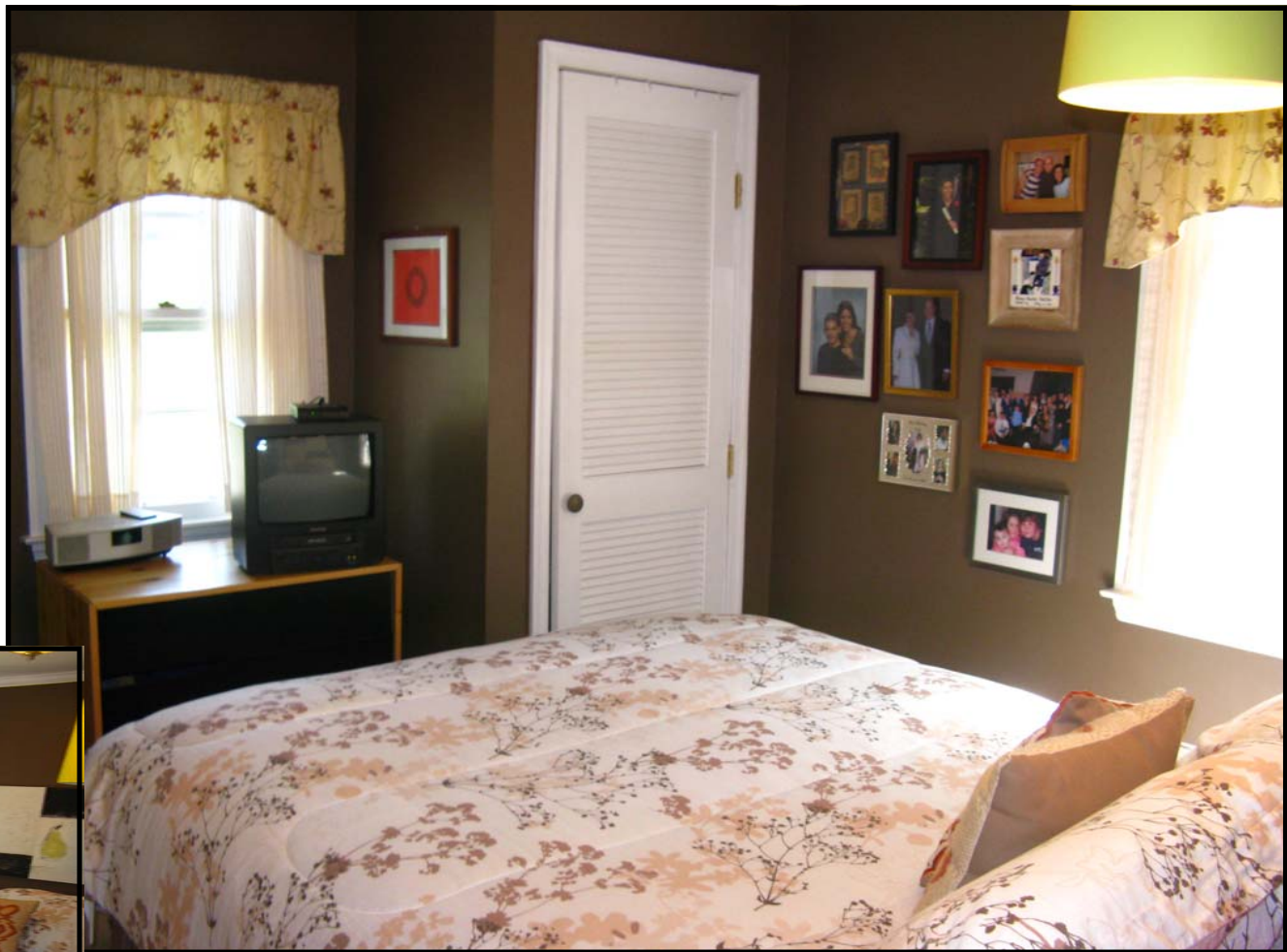
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Regal



The traditional master bedroom and bathroom offer fine amenities and clearly help promote the feeling of complete serenity.

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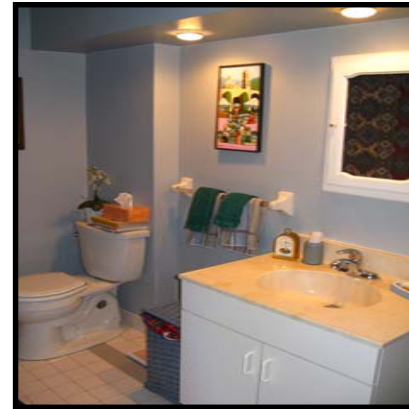


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Traditional

The bright and airy second floor bedrooms help promote a restful night.

There is abundant closet space and large windows in each bedroom.



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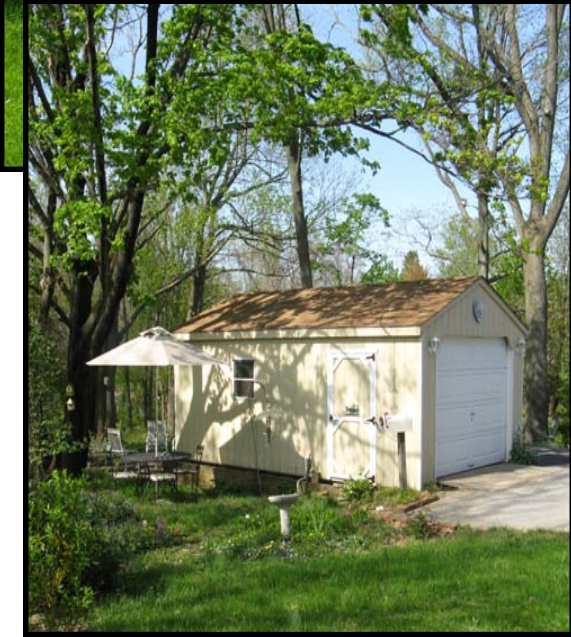
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Peaceful & Private



Enjoy Summer barbecues and entertaining guests on the beautiful, private grounds.

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Property Facts & Features

- ❖ Middletown Township, Delaware County
- ❖ Rose Tree - Media School District
 - Penncrest High School
 - Springton Lake Middle School
 - Glenwood Elementary School
- ❖ Three bedrooms
- ❖ Two full bathrooms
- ❖ Approximate Age = 71 years
- ❖ Upgraded 200-amp electrical service
- ❖ 0.48 of an Acre of beautiful grounds
- ❖ Newer vinyl siding exterior
- ❖ 1-car oversized garage with loft storage
- ❖ Approximate Taxes (2010) = \$3,749
- ❖ Public water & sewer
- ❖ 2-zone Oil Heat (approximately 7 years old)
- ❖ Central Air (approximately 7 years old)
- ❖ Shingled roof (approximately 16 years old)
- ❖ Some newer windows
- ❖ New Pergo flooring in living room and kitchen
- ❖ New master bath and updated hall bath
- ❖ New front and back porches
- ❖ Newer Kitchen with recessed lighting, stainless steel sink, and built-in dishwasher
- ❖ First floor laundry closet
- ❖ Wired for security (buyer responsible for activation)
- ❖ Two closets in master bedroom

Property Features Cont...

- ❖ New outdoor lighting
- ❖ Two closets in hall bathroom
- ❖ Full basement
- ❖ Stunning landscaped grounds
- ❖ Convenient to major road arteries including I-95 & 476
- ❖ Very close proximity to shopping, schools, Tyler Arboretum, Ridley Creek State Park, Linvilla Orchards, State Street in Media, tax-free Delaware shopping, Philadelphia, and many more attractions!

Inclusions:

Washer/Dryer, Window Treatments and Refrigerator all in as-is condition

Exclusions:

None



79 Barren Road

Handing you *keys* to happiness!

** All information in this brochure is deemed reliable but not guaranteed**

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