



Welcome to Carefree Condo Living in Wallingford, PA

Living Room & Office



The warmth and ambiance of this home greets you at the front door.

The ceramic tile entry way leading to the French doorway for the Sitting room dramatizes your reception to this magnificent property.



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Living & Dining Room

The living room and dining room put the graciousness back into entertaining and offers access to the balcony.

Both rooms offer neutral paint and carpeting and adapt to any décor and furnishings.



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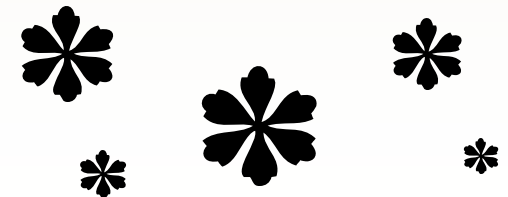
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Express creative flair in the Kitchen



The kitchen was designed for functionality with easy access to all appliances.



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Bedrooms & Baths

The bedrooms clearly help promote the feeling of complete serenity.

There is full bathroom off the guest bedroom and a private bath in the master bedroom which provides comfort and convenience for you and your guests .

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A Thing of Beauty is a Joy Forever!

*You will love the beautiful view from
both balconies!*

*The community offers a great setting with
babbling creek, community pool and
so much more.*



Private

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Property Features & Upgrades

- ❖ 800 Avondale Road, #6J (6th floor)
- ❖ Nether Providence Township, Delaware County
- ❖ Wallingford/Swarthmore School District
- ❖ 3 Bedrooms & 2 Bathrooms
- ❖ Approximate Taxes (2011) = \$5,079
- ❖ Garage Parking Space #38
- ❖ 2 Storage Lockers (#17 & #38)
- ❖ Heat pump with electric backup
- ❖ Hot water heater (2 years old)
- ❖ 4 HVAC units (3 units are 1-2 years old...the 4th is only 3-4 years old)
- ❖ Located in the ever desirable Crum Creek Valley Community
 - Managed by Wentworth Management Group
 - Monthly Association Fee of \$394.00
 - Includes exterior building maintenance, lawn maintenance, snow removal, trash removal, Parking fee, Swim fee, insurance fee, and common area maintenance
- ❖ Ceramic tile entry way with double mirrored coat closet
- ❖ Sitting room with French doors and ceiling fan (3rd bedroom was converted)
- ❖ Kitchen with ceramic tile flooring and backsplash, recessed lighting, newer built-in microwave, newer refrigerator, porcelain sink, and ceiling fan
- ❖ Formal living room with sliding glass door to balcony
- ❖ Large laundry closet with shelving and 2 year old washer/dryer
- ❖ Neutral wall-to-wall carpeting throughout
- ❖ Hall bath with ceramic tile flooring, tub surround, and a mirrored medicine cabinet
- ❖ Guest bedroom with ceiling fan and double closet
- ❖ Master bedroom with built-in desk area, ceiling fan, dressing room (with 2 large closets), and sliding glass doors to 2nd balcony
- ❖ Master Bath with stall shower, oversized vanity, and ceramic tile flooring

Inclusions:

- ❖ Refrigerator, washer/dryer, and window treatments all in as-is condition

Room Measurements:

Foyer:	8'6" x 4'
Living Room:	18'3" x 15'9"
Dining Room:	10'8" x 8'6"
Kitchen:	9' x 8'6"
Master Bedroom:	16'5" x 15' (Dressing rm: 7' x 6')
Guest Bedroom:	15'8" x 12'
Sitting Room (3rd BR):	15'8" x 11'
Laundry Room:	9' x 6'3"

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

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