

Seller's Favorite Features

1421 Redwood Ln, Wyncote, PA - Cheltenham Township

Things we love about our home and neighborhood:

We love so much about the home and neighborhood. The neighbors have been friendly and welcoming, and we are conveniently located close to shopping, restaurants and more. There is a Target close by as well as a Home Depot. And the Curtis Arboretum is close enough to walk.

The house has spacious bedrooms with large closets. The primary bedroom has a separate dressing area with two closets (one is a walk-in) and an en suite bathroom. We love the large windows in the living room, and the updated kitchen. And the lower level offers a large family room with built-in shelves and cabinets, laundry room, a half bathroom, a fourth bedroom, and a storage room. The house has so much space for storage!

Outside we've enjoyed the two-tier patio with a gazebo and the beautiful mature trees in the yard. There is a nice big shed as well.

Improvements made during our 5 months of ownership

Roof inspected and cleaned (minor repairs made)
New front door
Updated all bathrooms (flooring, vanities, toilets, lighting, tile)
Removed wall AC units and replaced with mini splits
New AC compressor (central air)
New gas furnace
Lower level bedroom - new sheetrock, fresh paint and mini split
Laundry room - new vinyl floor
Electrical updated as needed; 200 amp service
Siding replaced and painted as needed in front and back of house
Gutters replaced as needed
New soffit in back of house
All windows recapped
Trees trimmed away from house
Kitchen cabinets repainted and hardware updated

Elisabeth Grant, REALTOR

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RE/MAX Real Estate

3120 Hamilton Blvd, Allentown PA 18103



Additional Information

School Information:

Public	Private/Other
Elementary: <u>Wyncote</u>	<u>Ancillae-Assumpta Academy</u>
Middle: <u>Elkins Park</u>	<u>Arcadia University</u>
High School: <u>Cheltenham</u>	<u></u>

Utility Information:

Utility	Average Cost / frequency	Provider	Contact Information
Electric	\$ _____ per _____	<u>PECO Energy</u>	<u>800-494-4000</u>
Gas	\$ _____ per _____	<u>PECO Energy</u>	<u>800-494-4000</u>
Oil	\$ _____ per _____	<u>n/a</u>	<u></u>
Water	\$ _____ per _____	<u>Aqua</u>	<u>877-987-2782</u>
Sewer	\$ _____ per _____	<u>Aqua</u>	<u>877-987-2782</u>
Trash	\$ _____ per _____	<u>Cheltenham Township</u>	<u>215-887-1000</u>
Security	\$ _____ per _____	<u></u>	<u></u>

Year installed if known:

Roof _____	Windows _____	Washer/Dryer _____
Refrigerator <u>2023</u>	Stove/Oven <u>2023/24</u>	Dishwasher <u>2017</u>
Heating <u>2024</u>	Fuel Type <u>Gas</u>	Central Air <u>2024</u>
Hot Water Heater <u>2024</u>	# of Gallons _____	<u>Mini Splits 2024</u>
Water Softener _____	Owned/Leased _____	<u>Attic Fan 2024</u>

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