Seller's Favorite Features

4605 N Hedgerow Dr, Allentown, PA 18103

Things we love about our home and neighborhood:

Great friendly neighbors in a socially connected neighborhood located close to everything you need - shopping, parks, schools, restaurants, major highways. Costco, Target and Dorney Park are less than 2 miles away! Prater Park is the neighborhood park. It has a playground, a big gazebo, tennis and pickleball courts, basketball court and open space

The township has a yard waste recycling center where you can drop off. Free mulch and soil are available to residents. Yard waste pickup is also provided during specific months. Leaf pickup provided in the Fall, right at the curb.

Improvements made during our 10 years of ownership

remodeled both upstairs bathrooms
remodeled sunroom and basement
new ac/heat pump in 2019

gathering.

Elisabeth Grant, REALTOR

m: 612-599-7797 | o: 610-770-9000 egrantsellshomes@gmail.com

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Additional Information

School Information:

Public East Penn School District	Private/Other
Elementary: Wescosville	
Middle: Lower Macungie Middle	
High School: Emmaus High School	

Utility Information:

Utility	Average Cost / frequency		Provider	Contact Information	
Electric	\$ 100	per	PP&L		
Gas	\$	per	N/A		
Oil	\$	per	N/A		
Water	\$ 50	per _{quater}	Lehigh County Auth		
Sewer	\$ 125	per _{quater}	Lower Macungie Twp		
Trash	\$ 125	per _{quater}	Lower Macungie Twp		
Security	\$	per			

Year installed if known:

Roof <u>20</u>	14	Windows	n/a	Washer/Dryer	2021/22
Refrigerator 20	14	Stove/Oven	2023	Dishwasher	2023
Heating 20'	19	Fuel Type	Electric	Central Air	2019
Hot Water Heater 2022		# of Gallons	80		
Water Softener N/A	Α	Owned/Leased	N/A		

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