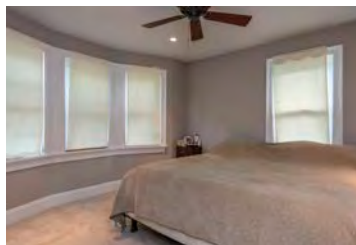


UNIQUE COLONIAL IN WEST GROVE!



124 Myrtle Avneue, West Grove, PA • 3 Bedrooms, 1.5 Bathrooms • 2,425 Sq. Feet

Traditional details and contemporary style are the hallmarks of this 3 bedroom, 1.5-bathroom Colonial. Features include built-in cabinetry, crown molding, and a workshop in the garage. A welcoming covered front porch offers plenty of room for seating to enjoy the nicely landscaped front lawn. Step inside onto warm hardwood flooring that continues into the living room and dining room. A neutral color palate and 9 inch baseboards can be found throughout this move-in ready home. Entertain guests in the spacious living room complete with large, sun-filled windows and a ceiling fan for comfort. Elegant crown molding finishes the room and continues into the adjacent formal dining room featuring a built-in cabinet for easy serving and storage. Prepare your favorite meals in the bright kitchen offering wood cabinetry, ample counter space, a wall oven and Bosch dishwasher. Large windows provide an excellent view of the backyard. Enjoy smaller meals at home in the sunny breakfast area or at the breakfast bar. An updated powder room completes the main level. Follow the beautiful wooden staircase to the second level master bedroom featuring a curved window wall overlooking the front yard. A separate dressing area can easily be a private home office. Recessed lighting, plush carpet and a ceiling fan finish the room. Two additional generous sized bedrooms offer comfort and privacy for guests. The luxurious full bathroom offers a large vanity with a granite counter top and recessed lighting. Melt away stress in the jetted tub surrounded by custom tile. A walk-up attic provides easy storage for all of the extras. Step outside onto the deck for convenient outdoor dining and grilling or relax and take in the private backyard full of mature trees. Follow the paver walkway to the two-car garage complete with 9-foot garage doors. Hobbyists will love the workshop area! A second floor storage area with 100-amp sub panel can easily be converted to finished space. Updates include new pipe collar, replaced shingles, new garage (2004), new boiler, new furnace (2011), and high velocity central air (2005). The property adjacent to the park and walking distance to the post office. Rt 1 and major shopping areas are minutes away. Don't miss your opportunity to own this unique Colonial in West Grove!



Welcome to: 124 Myrtle Avenue, West Grove, PA 19390
3 Bedrooms – 1.5 Bathrooms – 2,425 Sq Ft

- *Covered front porch with plenty of room for seating*
- *Warm hardwood flooring in the foyer, living room and dining room*
- *Living room features sun-filled windows, ceiling fan and crown molding*
- *Formal dining room with crown molding and built-in cabinet*
- *Spacious kitchen offering wood cabinetry, a wall oven, Bosch dishwasher, breakfast area and breakfast bar*
- *Master bedroom offers a curved window wall, dressing area, recessed lighting and plush carpet*
- *Luxurious full bathroom with jetted tub, large vanity with granite counter top and recessed lighting*
- *Two-car garage with workshop area and second level storage space*
- *Updates include:*
 - *New Furnace (2011)*
 - *New Central Air (2005)*
 - *New Garage (2004)*
 - *New Pipe Collar*
 - *Replaced Shingles*
 - *New Boiler*

INCLUSIONS: Refrigerator, Range, Oven, Dishwasher, Ceiling Fans, Satellite Dish

EXCLUSIONS: Personal Property, Washer, Dryer