318 East King Street
Malvern, PA 19355

610-251-9333
Fax: 610-251-9395
PAOAGHIC REG #005876

Standard Luxury Features – 14 Tanglewood Lane, Malvern, PA
Sale Price $636,000

Community Benefits and Features

- ***Close proximity to Lancaster Avenue, PA Turnpike slip ramp, Route 202, Route 100***
- ***Close to Malvern Borough, train station, restaurants, shopping, library and post office***
- ***Top ranked and award-winning Great Valley School District, Sugartown Elementary School***
- ***Close to King of Prussia Mall and Exton Mall***

Spectacular Interiors

- ***9-foot ceilings on first floor***
- ***Luxurious master bedroom suite including spacious walk in closet with rod and shelf***
- ***Separate living room/study/playroom***
- ***Spectacular family room***
- ***Classic staircase with oak newel posts, handrail and treads***
- ***Second floor laundry closet with washer & dryer hook ups, dryer vent***
- ***Hardwood floors on first floor and main stairs, except for carpeted Family room***
- ***Wall to wall carpeting in all bedrooms and second floor hallway***

Gourmet Kitchens

- ***Beautifully functional kitchen with an abundance of work and storage space***
- ***Granite countertops in a wide variety of colors***
- ***Stainless Steel appliances including energy saver dishwasher, microwave, 30" gas range and refrigerator***
- ***Beautifully crafted 42" plywood wall cabinets***
- ***Ice maker line and garbage disposal***

Lavish Bathrooms

- ***Exquisitely detailed master bath with double bowl vanity, granite countertops, ceramic tile flooring and tiled shower***
- ***Painted plywood vanity cabinets in all bathrooms***
- ***Cultured marble tops in secondary bathrooms***
- ***Semi Frameless glass shower door in master bathroom***
- ***Frameless mirrors & bath accessories in matching finishes***
- ***Elongated comfort height commodes in all bathrooms***
- ***Linen storage closet in master bathroom***
- ***Designer faucets in chrome in all bathrooms***

All information is deemed reliable but not guaranteed. Contents subject to errors and omissions.
In a continuing effort to improve our homes, Renehan Building Group reserves the right to make changes and/or modifications to plans, elevations, specifications, features, colors and prices without prior notice.
07/06/2020

RENEHAN
BUILDING GROUP

318 East King Street
Malvern, PA 19355

610-251-9333
Fax: 610-251-9395
PAOAGHIC REG #005876

Standard Luxury Features - 14 Tanglewood Lane, Malvern, PA
Sale Price $636,000

Interior Millwork

- ***Solid core interior doors with hollow core closet doors***
- ***5 ¼" baseboards throughout first floor and 3 ¼" in remaining areas***
- ***Adams casing throughout first floor and Colonial casing in remaining areas***
- ***Windowsill and apron skirt at all windows***
- ***Schlage Plymouth door hardware in chrome***

Superior Construction & Energy Efficiency

- ***10" Poured concrete foundation walls***
- ***10- year waterproofing warranty on foundation walls***
- ***2 x 6 exterior framing***
- ***Perimeter drainage system with ventilation pipe in basement***
- ***Insulated exterior doors with weather stripping and adjustable thresholds***
- ***Full insulation with R-21 walls & R-49 ceilings***
- ***Radon piping chase installed***

Exteriors Features

- ***4" vinyl siding***
- ***AZEK wrapped porch beam and garage doors***
- ***Seamless 5" aluminum gutters and downspouts***
- ***Aluminum wrapped vinyl soffits and fascia***
- ***Asphalt driveway***
- ***Concrete front porch, steps and walkway***
- ***Option to add a rear deck***
- ***Fiberglass roof shingles with 30-year warranty***
- ***Ridge vent attic ventilation system***
- ***Front entry garage door with opener and wireless keypad***
- ***Simonton vinyl double hung windows with grilles between the glass and screens***
- ***Frost free hose bibs, front & rear***
- ***Weather protected exterior GFCI electrical outlets***

Utilities and Conveniences

- ***92% high efficiency natural gas heaters***
- ***13 SEER central air conditioning***
- ***75-gallon quick recovery natural gas hot water heater***
- ***200-amp electrical service***
- ***Hard wired interconnected smoke and carbon monoxide detectors***
- ***PEX plumbing water lines***
- ***One phone and three cable locations***

All information is deemed reliable but not guaranteed. Contents subject to errors and omissions.
In a continuing effort to improve our homes, Renehan Building Group reserves the right to make changes and/or modifications to plans, elevations, specifications, features, colors and prices without prior notice.
07/06/2020