

# Quick Settlement Home



Gourmet kitchen w/ attached solarium!

## The Barrington European Estate - Homesite 124

- ~ Spacious 3,290 square foot home
- ~ Beautiful 1/3 acre homesite that overlooks the 11th hole of Lederach Golf Club
- ~ 9' basement walls with powder room rough
- ~ 4 large bedrooms, 2 1/2 baths
- ~ Gourmet kitchen with granite countertops
- ~ Spacious 200 square foot solarium off kitchen
- ~ Welcoming family room with gas fireplace
- ~ Owner's suite with large walk-in-closets and retreat
- ~ Owner's bathroom with soaking tub and separate shower
- ~ Two car, side entry garage
- ~ Souderton School District
- ~ Community has NO homeowner's association fees

\$610,782 Base Price + Options

(\$30,792) Quick Settlement Incentive

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**\$579,990 Offered Price**

FOR MORE INFORMATION CONTACT PAM ROWE AND JUDY SOENTGEN AT (215) 513-4390  
555 Championship Drive, Harleysville, PA 19438

**HERITAGE**  
at LEDERACH GOLF CLUB

*Heritage*  
HOMES GROUP

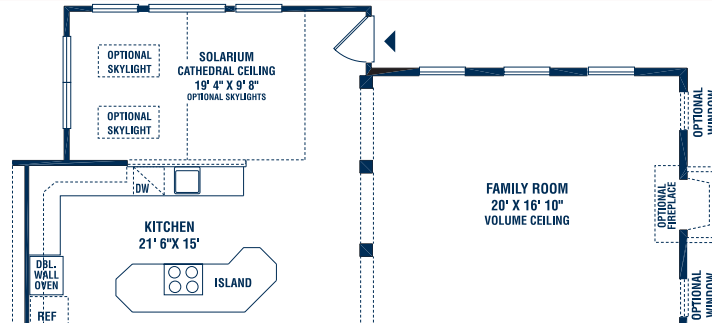
Directions from PA Turnpike: Take to NE Extension (Rt 476) to exit 31, Lansdale. Turn right on Sumneytown Pike (Rt 63). Continue on Sumneytown Pike for 3.7 miles to left on Rt. 113. Continue on Rt. 113 for 2.3 miles. Make a right into Lederach Golf Club and continue to Sales.



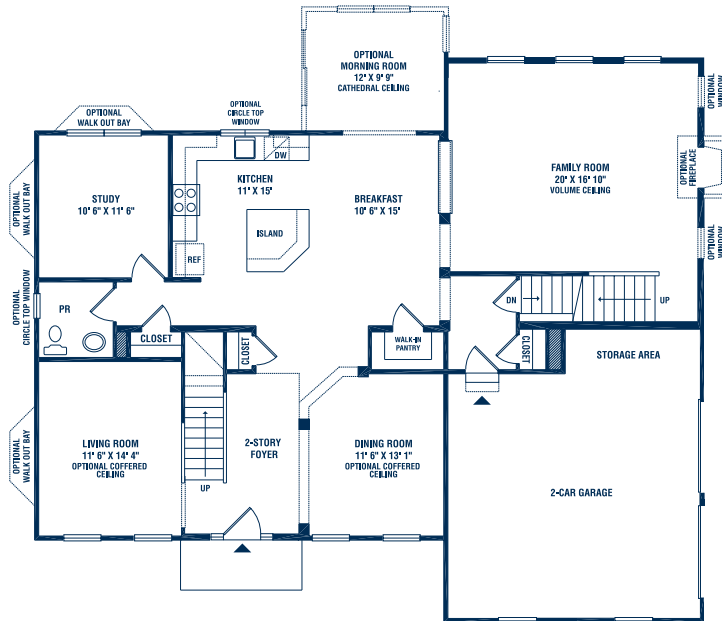
ChooseHeritage.com

# The Barrington European Estate

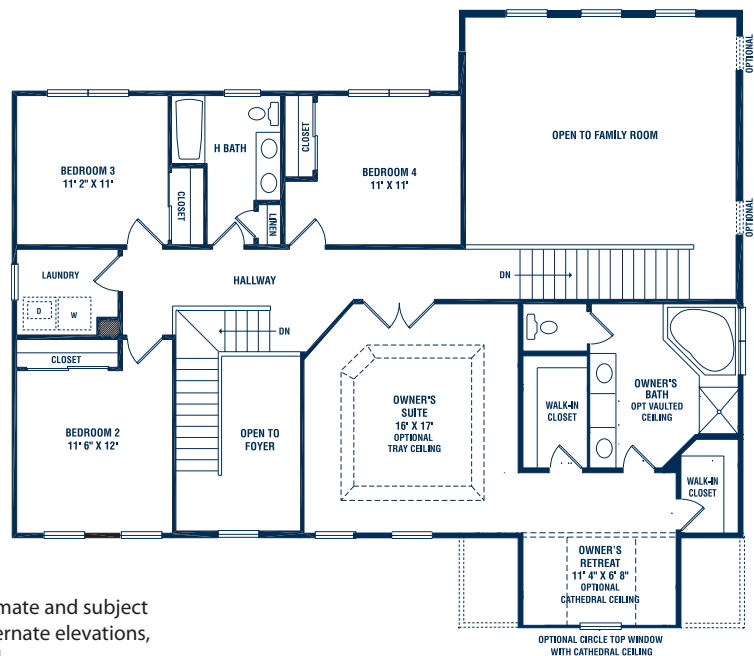
Solarium



First Floor



Second Floor



All floorplans and dimensions are approximate and subject to field variations. Some will vary with alternate elevations, subject to error, omissions and withdrawal.