



**Justino Arroyo**  
 Broker  
 Justino@journeyhre.com  
 610.844.2693

**Client Full w/ Photos**

**41 Brookfield Drive, Fleetwood Borough 19522-2008**

LP: **\$369,900**

MLS® #: **702186**

Status: **Available**

County: **Berks**

Area: **207 - Fleetwood**

SubDiv: **Not in Development**



Welcome to 41 Brookfield Dr located in the highly sought-after Willow Run development. This beautiful 2-story colonial is sitting on an impressive lot featuring a large shed and a newer (second season) above-ground pool with solar heat. Upon approach, you will be able to appreciate the wonderful covered porch currently equipped with two rocking chairs. As you enter you will see the spacious floorplan unfold. The sitting room leads to the dining room and ties right into the kitchen complete with granite counters. The kitchen overlooks the living room with gas fireplaces and the covered concrete pad. Upstairs you will find 3 generous size bedrooms and the owner's suite. The owner's suite is complete with a spacious walk-in closet, a custom bathroom with a floor-to-ceiling tile shower as well as a reading nook.

Directions: **222 S, Left on Richmond Road, Left on Brookfield Dr, House will be on the right.**

General Information			
Prop Type:	<b>Residential</b>	Sub Prop:	<b>Detached</b>
Beds:	<b>4</b>	Baths:	<b>3 (2 1)</b>
Appr Ttl Fin SF:	<b>2,412</b>	Appr Fin Abv Grd SF:	<b>2,412</b>
SqFt Comments:	<b>From Appraisal Refinance</b>		
Yr Built:	<b>1997</b>	Price/SF:	<b>\$153</b>
Cndo HOA:		Lot Acres:	<b>0.290</b>
Elementary:		Lot SF:	<b>12,632</b>
Snr High:		Cross St:	
Owner Type:	<b>Fee Simple</b>	Junior High:	
		School D:	<b>Not Applicable</b>
		Spc Cond:	<b>Not Applicable</b>

OpenHouse Information			
Type	Date	Time	Description
<b>Public Open House</b>	<b>10/01/2022</b>	<b>2:00PM - 4:00PM</b>	

Listing Information	
Style:	<b>Colonial</b>
Tax ID:	<b>44543100378544</b>
Possesion:	<b>46-90 Days</b>
CO Req'd:	

Building/Site Information	
#Stories:	<b>2.0</b>
Garage:	<b>Attached</b>
Lot Dims:	
Lots:	<b>Flat</b>
Bsmnt:	<b>Full</b>
Construction:	<b>Vinyl, Wood</b>
Parking:	<b>Off &amp; On Street</b>
Roof:	<b>Asphalt Fiberglass Replaced in 2019</b>
Acreage:	<b>10001-20000 sq. ft</b>
Exterior:	<b>Covered Patio, Covered Porch, Pool Above Ground, Utility Shed</b>
Misc:	

Interior Features	
Dining:	<b>Dining Area, Dining Room, Eat-In Kitchen</b>
Fireplace:	<b>Family Room</b>
Floor:	<b>Hardwood, Laminate/Resilient, Wall-to-Wall Carpet</b>
Appliances:	<b>Dishwasher, Disposal, Electric Garage Door, Microwave, Oven Electric, Refrigerator</b>
Interior Ft:	<b>Vaulted Ceilings</b>

Room Information			
Room	Level	Dimensions	Description
<b>Master Bedroom</b>	<b>2nd Floor</b>	<b>18.00 x 18.00</b>	
<b>Bedroom</b>	<b>2nd Floor</b>	<b>13.00 x 11.00</b>	
<b>Bedroom</b>	<b>2nd Floor</b>	<b>13.00 x 12.00</b>	



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<b>Bedroom</b>	<b>2nd Floor</b>	<b>14.00 x 10.00</b>
<b>Kitchen</b>	<b>1st Floor</b>	<b>20.00 x 13.00</b>
<b>Dining Room</b>	<b>1st Floor</b>	<b>12.00 x 10.00</b>
<b>Living Room</b>	<b>1st Floor</b>	<b>19.00 x 12.00</b>
<b>Laundry/Mud Room</b>	<b>1st Floor</b>	<b>8.00 x 9.00</b>
<b>Master Bathroom</b>	<b>2nd Floor</b>	<b>10.00 x 9.00</b>
<b>Half Bathroom</b>	<b>1st Floor</b>	<b>3.00 x 5.00</b>
<b>Full Bathroom</b>	<b>2nd Floor</b>	<b>6.00 x 9.00</b>

**Utility Information**

Cool:	<b>Ceiling Fan, Central AC</b>	Sewer:	<b>Public</b>	Amp Typ:	<b>Circuit Breaker</b>
Heat Typ:	<b>Forced Air, Gas</b>	Amperage:	<b>200</b>		
Hot Water:	<b>Gas</b>				
Water:	<b>Public</b>				

**Financial Information**

Cnty Taxes:	<b>\$1,140.13</b>	Mun Taxes:	<b>\$997.63</b>	Sch Taxes:	<b>\$4,967.30</b>	Ttl Taxes:	<b>\$7,105.06</b>
Cnty Asmt:	<b>\$148,900.00</b>	Poss Finance:	<b>Cash, Conventional, FHA, USDA(Farm Home), VA</b>				
Zn Cde:	<b>Residential</b>	Dd/Dc ID:	<b>2839-112</b>				

**Photos**



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