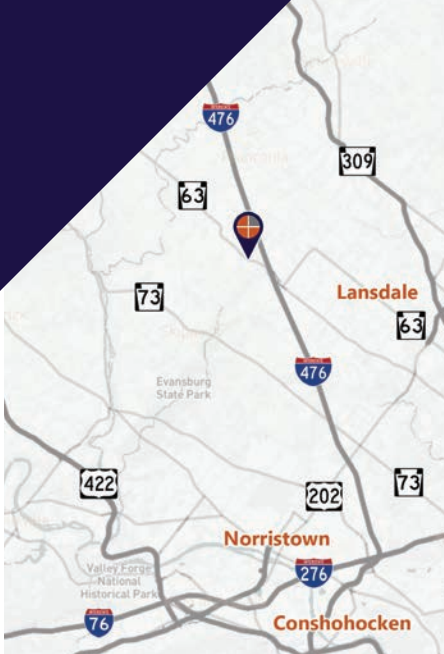


## FOR SALE

Offering 11.9 +/- acres of R-1 zoned land. Conceptual plan offers six residential 1+ acre lots.

**NEW HOME SALES  
MARKET DATA INCLUDED!**



**Steve Clipman**  
Cell: 717.682.8492  
steve@truecommercial.com

**Blaze Cambruzzi**  
Cell: 717.850.8702  
blaze@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# LAND FOR RESIDENTIAL DEVELOPMENT

## DEMOGRAPHICS

Variable	100 Main St. Harleysville, PA 19438		
Radius from Site	3 miles	Lower Salford Twp.	Souderton Area School District
Total Population	22,050	47,780	16,003
Family Population	18,292	40,228	13,675
Population Density (Pop per Sq. Mile)	1,328.1	972.6	1,105.1
Total Households	8,480	18,001	5,743
Per Capita Income	\$56,563	\$49,741	\$56,749
Average Household Income	\$143,364	\$131,946	\$158,286
Average Disposable Income	\$104,855	\$97,845	\$114,686
Housing Affordability Index	117	110	117
Dominant Tapestry Segment		1D	1B
Dominant Tapestry Segment Name		Savvy Suburbanities	Professional Pride

Sourced: ESRI US Demographics | ArcGIS Platform

## New Construction Developments

Development Name	# of Trans.	Recent Build Year	Average of Close Price	Average of Price/SF
Parking Crossing at Salford	17	2023	\$830,663	\$259.00
Mainland Pointe	13	2023	\$531,303	\$230.60
Del Webb North Penn	6	2022	\$629,816	\$287.69
Other Developments	3	2022	\$844,133	\$280.68

## PROPERTY & MARKET OVERVIEW

We are pleased to offer this residential development opportunity for sale located at 100 Main Street, Harleysville, PA in Lower Salford Township, Montgomery County. Served by the Souderton Area School District, this greenfield 11.9-acre land parcel with partial infrastructure connectivity can yield approximately six one-acre residential building lots per conceptual layout provided.

The available property is gently sloping open terrain with nearby public parks and amenities in an area served by gas, electric, public water and sewer, with excellent desirability and accessibility, and with proximity to Harleysville and surrounding communities along with the PA Turnpike interchange conveniently located a mile away. The acreage is well positioned for quality residential home construction in an area with favorable demographics, reputable schools, and accessible health care in this high quality-of-life community.

The property neighbors the multi-campus LCBC Branch Creek church location, a very attractive community-based church organization.

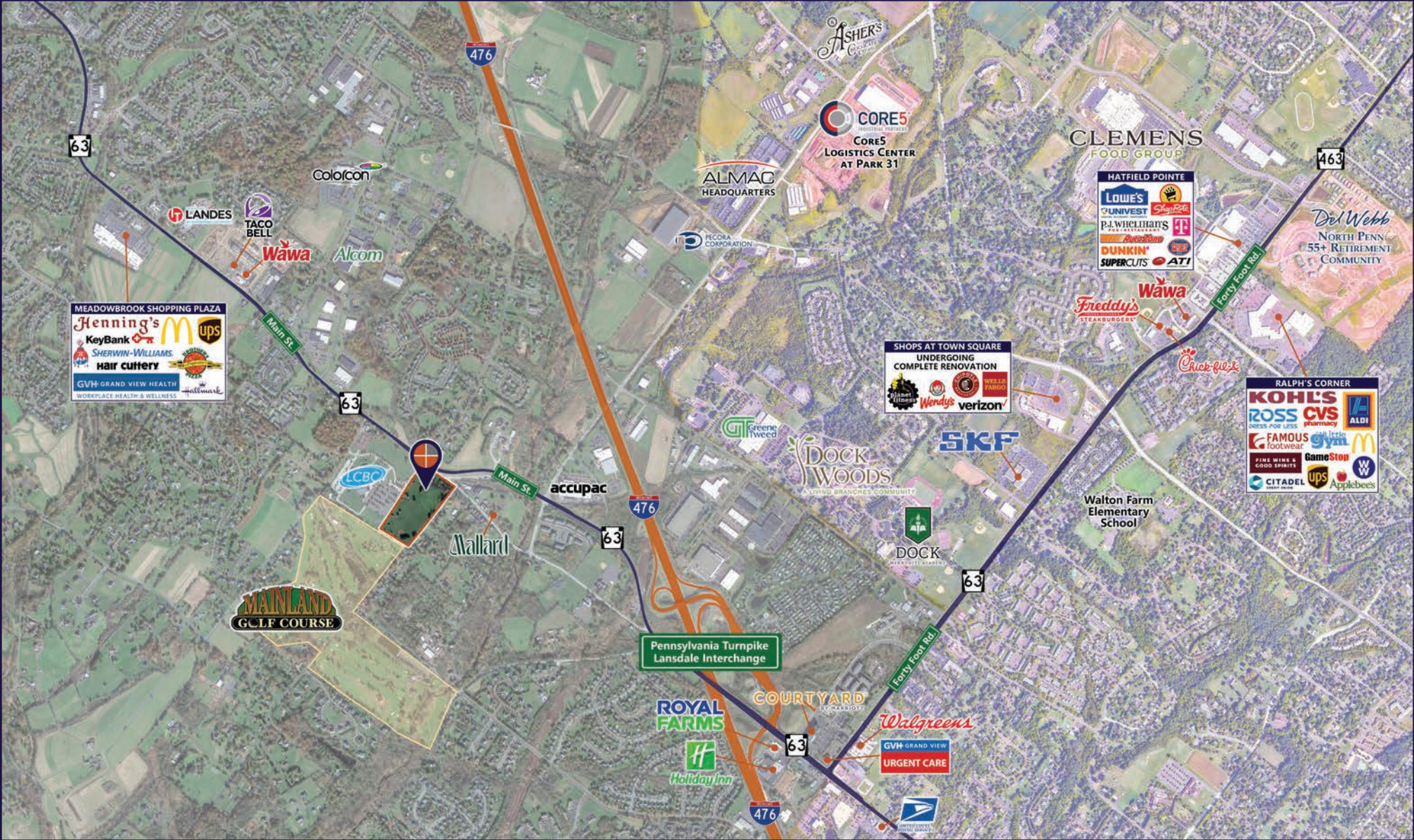
## PROPERTY DETAILS

- Sale Price: ..... \$1,000,000
- Parcel Size: ..... 11.9 +/- Acres
- School District: ..... Souderton Area
- Municipality: ..... Lower Salford Township
- Zoning: ..... R-1
- Electricity: ..... Available
- Water/Sewer: ..... Public
- Topography: ..... Sloping



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# ESTABLISHED REGIONAL AREA MAP

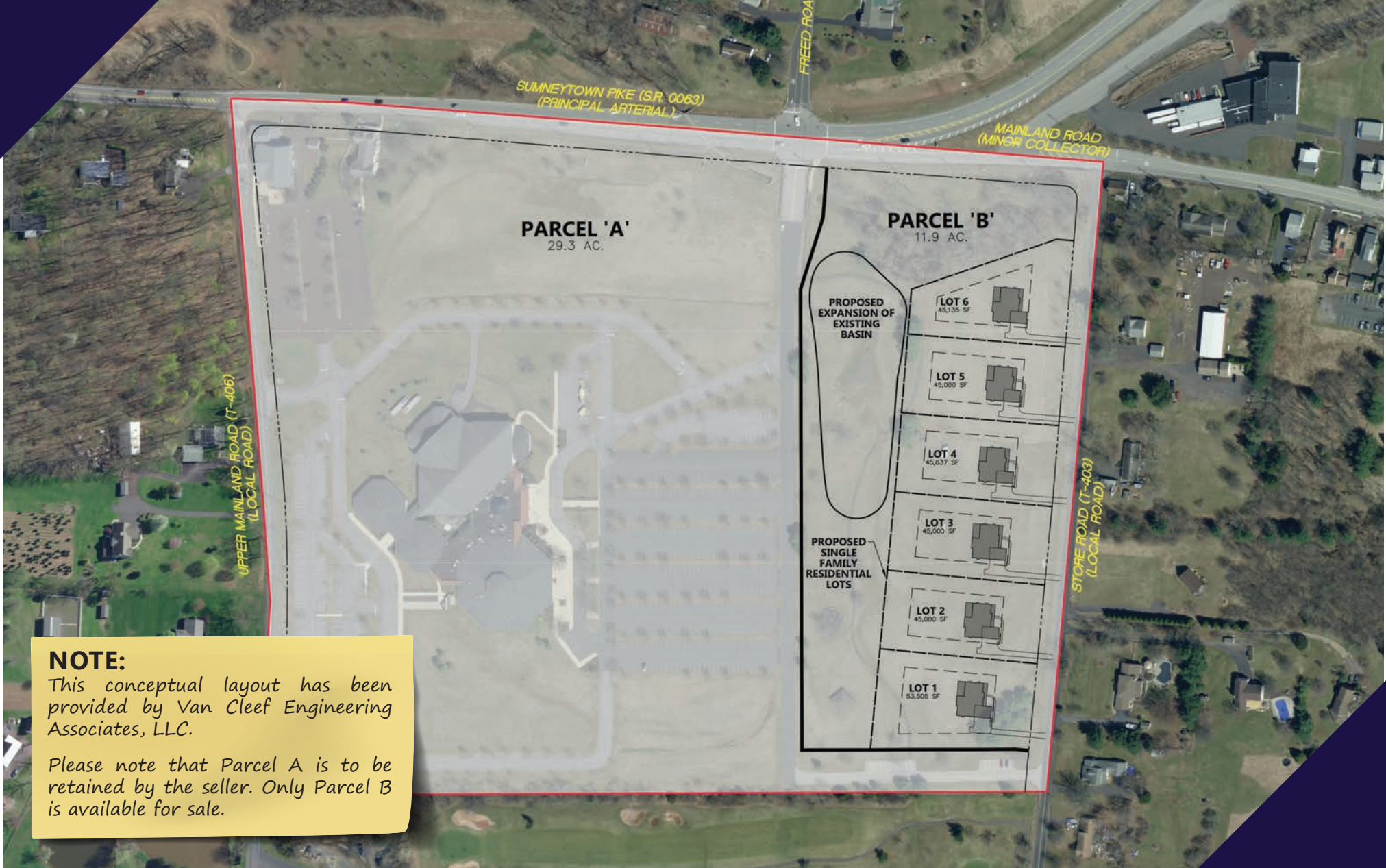


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# CONCEPTUAL LAYOUT | LOT YIELD



**NOTE:**  
This conceptual layout has been provided by Van Cleef Engineering Associates, LLC.

Please note that Parcel A is to be retained by the seller. Only Parcel B is available for sale.

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# AERIAL DRONE PHOTO OF PARCEL



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# AERIAL DRONE PHOTO OF PARCEL



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

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# LOWER SALFORD TOWNSHIP, PA



## ABOUT LOWER SALFORD TOWNSHIP

Lower Salford Township, located one mile west of the Lansdale exit of the Pennsylvania Turnpike (exit 31), contains four villages: Harleysville, Lederach, Mainland and Vernfield, and was established in 1741. It is rich in history and offers many ways to enjoy living there. The township has a total area of 14.5 square miles. The approximately 16,000 residents have access to an extensive trail system, 12 parks, which include two Historic Farmsteads, a public golf course as well as the Harleysville Community Center with public pool. Lower Salford boasts an Accredited Police Department as well.



Lower Salford Township is steeped in history, but is also a vibrant and growing community. It is a great place to live and/or work. The 1,200 acres of open space owned by the Township has allowed the establishment of an extensive system of beautiful and functional multi-use trails throughout the Township. Explore the historic park properties, fish their ponds and streams or relax on a bench. Take a swim at the Harleysville Community Center pools. Sharpen your handicap at Lederach Golf Club, a public 18 hole golf course.



The Frederic "Ted" Dannerth Community Bike Path consists of an 8-foot wide macadam path and runs along various portions in the open space/green belt area. Currently, the trail system provides over 7 miles of trails excellent for walking, biking and rollerblading.

Lower Salford is home to The Mennonite Heritage Center. A museum and historical library dedicated to preserving and sharing the stories of Mennonite faith and life in eastern Pennsylvania.



## ABOUT SOUDERTON AREA SCHOOL DISTRICT

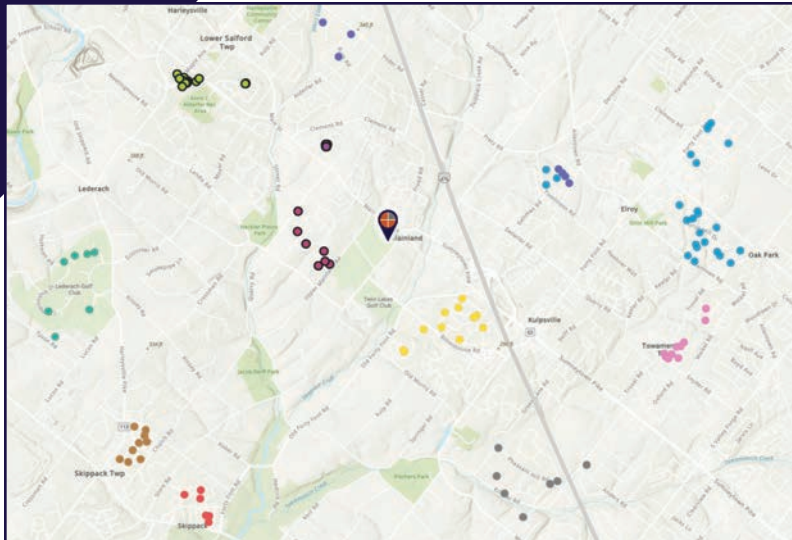
The shared values and beliefs of the Souderton Area School District guide their mission focused on student growth and achievement academically, socially, and emotionally. They believe their community has a fundamental commitment to educating the whole child. And their community has a responsibility to support the education and well-being of all its members. They believe their students, educators, staff, families, and the broader community are part of a collaborative system that promotes the success of their schools.

Souderton Area School District is comprised of 6 elementary schools, 2 middle schools, and 1 high school. The grade structure is K through 5 in elementary, grades 6 through 8 in middle school, and grades 9 through 12 in high school. Souderton Area School District also offers K-12 online learning through Souderton Area Virtual Academy (SAVA), and vocational learning through partnership with North Montco Technical Career Center.

For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)



# AREA RESIDENTIAL NEIGHBORHOODS



Neighborhoods	Distance from Site	# of Trans.	New Const. Homes	Avg. Lot Size (Acres)	Avg. Close Price	Avg. Price Per SF	Avg. Finished SF	Avg. # of Beds	Avg. # of Full Baths	Avg. # of Half Bath
Mainland Ridge	0.69 mi.	7	0	0.85	\$702,142	\$260.64	3,030	4.14	2.14	1.00
Mainland Pointe	0.81 mi.	13	13	0.18	\$531,303	\$230.60	2,313	3.31	2.00	1.00
Charlestowne	0.95 mi.	11	0	0.29	\$592,400	\$264.66	2,633	3.73	2.00	1.00
Country Meadows	1.50 mi.	7	0	0.85	\$624,871	\$256.93	2,660	4.00	2.43	1.00
Park Crossing at Salford	1.95 mi.	17	17	0.32	\$830,663	\$259.00	3,443	4.18	3.18	1.06
Stonebridge	2.30 mi.	6	0	0.78	\$596,115	\$229.86	2,703	4.17	2.33	0.83
Gristmill Run	2.34 mi.	19	0	0.37	\$578,600	\$234.44	2,733	3.63	1.95	1.00
Meadow View	2.52 mi.	11	0	0.54	\$574,500	\$250.46	2,458	3.73	2.09	1.11
Lederach Golf Fairway	2.64 mi.	8	0	0.39	\$819,375	\$193.80	5,739	4.75	3.63	1.13
Del Webb North Penn	2.65 mi.	6	6	0.17	\$629,816	\$287.69	2,200	2.67	2.67	1.00
Olde Village	2.70 mi.	9	0	0.17	\$581,222	\$239.11	2,737	3.56	2.00	1.11
Biltmore Estates	2.72 mi.	6	0	0.22	\$638,150	\$223.33	3,235	4.00	2.33	0.80

## FEATURED NEIGHBORHOODS

### PARK CROSSING AT SALFORD

Luxurious single-family homes built by Foxland Homes. This community is bordered by a charming township park, beautiful nature trails and plenty of green space.

- Home Type:.....Single Family
- Square Footage:.....3,000 to 3,500 SF
- Bedrooms:.....4-6 Bedrooms
- Baths:.....3.5-5.5 Bathrooms
- Age Range: .....New Construction

### MAINLAND POINTE

This vibrant new community is coming to the center of Harleysville! Conveniently located within a short walk to shopping, boutique stores and restaurants.

- Home Type:.....Single Family
- Square Footage:.....2,025 to 2,677 SF
- Bedrooms:.....3-4 Bedrooms
- Baths:.....2.5 Bathrooms
- Age Range: .....New Construction

### CHARLESTOWNE

A neighborhood in Harleysville, PA. Charlestowne mostly features mid-size homes that are very reasonably priced. Located directly off the PA Turnpike Interchange.

- Home Type:.....Single Family
- Square Footage:.....1,362 to 3,668 SF
- Bedrooms:.....3-4 Bedrooms
- Baths:.....3-4 Bathrooms
- Age Range: .....1990 to 1998

### MAINLAND RIDGE

Mainland Ridge is a neighborhood in Harleysville, PA. It features large homes. This is a well-established community that continues to attract interest from buyers.

- Home Type:.....Single Family
- Square Footage:.....3,722 to 4,300 SF
- Bedrooms:.....4 Bedrooms
- Baths:.....3-4 Bathrooms
- Age Range: .....1994 to 2011



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)





# MAINLAND POINTE | NEW DEVELOPMENT COMPS



## MAINLAND POINTE

### THE ASPEN

2,246 SF • 3 BEDROOMS • 2.5 BATHS



### THE DURHAM

2,677 SF • 4 BEDROOMS • 2.5 BATHS



### THE SUMMERSET

2,246 SF • 3 BEDROOMS • 2.5 BATHS



### THE BEAKLEY

2,025 SF • 3 BEDROOMS • 2.5 BATHS



## RECENT TRANSACTION PROFILES FROM MAINLAND POINTE

*This vibrant new community located in the center of Harleysville! Conveniently located within a short walk to shopping, boutique stores and restaurants, these 18 homes offer 3-4 bedrooms, 2 car garages and plenty of flex room to customize.*

*With grass cutting, front home landscaping, trash removal and side walk snow removal all included, you won't have to worry about maintenance! These homes are designed for the discerning buyer searching for an active lifestyle with minimal house maintenance and quality construction that John Garis Homes, Inc. is known for. Pricing starts from the low \$400's*



219 Hampton Ct, Harleysville, PA 19438

0.8 mi Closed | 07/28/22

Residential

\$465,355



MLS #: PAMC2041348  
Tax ID #: 50-00-01271-254  
County: Montgomery, PA  
MLS Area: Lower Salford Twp - Montgomery County (10650)  
Legal Subdivision: MAINLAND POINTE 1  
Subdiv / Neigh: NONE AVAILABLE  
School District: [Souderton Area](#)  
Year Built: 2021  
Beds: 3  
Baths: 2 / 1  
Structure Type: Detached  
Style: Colonial  
Levels/Stories: 2  
Ownership Interest: Fee Simple  
Lot Acres / SQFT: 0.15a / 6570sf / Assessor  
Property Condition: Excellent



### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$7,506 / 2021  
Tax Assessed Value: \$199,730  
Clean Green Assess: No

### Association / Community Info

HOA Fee: \$450 / Ort  
Condo/Coop Assoc: No

### Square Footage

Above Grade Fin SQFT/SOURCE: 2,246 / Estimated  
Assessor AbvGrd Fin SQFT: 2,314

Total Finished SQFT: 2,246 / Estimated  
Price / Sq Ft: 207.19

### Rooms

	Bed	Bath
Main Level		1 Half
Upper Level 1	3	2 Full

### Features

New Construct: Yes  
Construction: Vinyl Siding  
Cooling/Fuel: Central A/C / Electric  
Heating/Fuel: Forced Air / Natural Gas  
Basement: Yes / Full  
Parking Type: Attached Garage, Driveway

Pool: No Pool  
Fireplace Count: 0  
Water/Sewer: Public / Public Sewer  
Waterfront/Type: No  
Zoning: RESIDENTIAL  
Attached Garage - # of Spaces: 2

### Listing Office

List Team Name: [The Geoff Horrocks Team](#)  
Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# Unknown)  
Listing Office: [Keller Williams Real Estate-Montgomeryville](#) (KELWLMM)

Phone: (215) 669-4600 Cell: (215) 669-4600  
Email: [geoff@moments.realestate](mailto:geoff@moments.realestate)

### Listing Details

Original Price: \$446,900  
Sale Type: Standard  
DOM / CDOM: 1 / 1  
Listing Agrmnt Type: Exclusive Right  
Listing Term Begins: 07/25/2022  
Owner Name: Suleiman Andrew7 Agosti Emily

### Directions

Turn off of Route 63

### Sale/Lease Contract

Selling Agent: [Charles Beebe](#) (3142051) (Lic# Unknown)  
Selling Office: [RE/MAX Professional Realty](#) (RMPROF)  
Agreement of Sale Dt: 07/27/22  
Buyer Financing: Conventional  
Close Sale Type: Standard Sale  
Concessions: No  
Close Date: 07/28/22  
Close Price: \$465,355.00

Phone: (610) 306-8548  
Cell: (610) 306-8548  
Email: [charlesbeebe@msn.com](mailto:charlesbeebe@msn.com)

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# MAINLAND POINTE | NEW DEVELOPMENT COMPS

217 Hampton Ct, Harleysville, PA 19438

0.8 mi Closed | 07/28/22

Residential

\$557,143



MLS #: PAMC2041344  
 Tax ID #: 50-00-01271-245  
 County: Montgomery, PA  
 MLS Area: Lower Salford Twp - Montgomery County (10650)  
 Legal Subdivision: MAINLAND POINTE 1  
 Subdiv / Neigh: NONE AVAILABLE  
 School District: [Souderton Area](#)  
 Year Built: 2021  
 Beds: 3  
 Baths: 2 / 1  
 Structure Type: Detached  
 Style: Colonial  
 Levels/Stories: 2  
 Ownership Interest: Fee Simple  
 Lot Acres / SQFT: 0.18a / 7639sf / Assessor  
 Property Condition: Excellent



### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,084 / 2021  
 Tax Assessed Value: \$28,860  
 Clean Green Assess: No

### Association / Community Info

HOA Fee: \$450 / Qrt  
 Condo/Coop Assoc: No

### Square Footage

Above Grade Fin SQFT/Source: 2,246 / Estimated  
 Assessor AbvGrd Fin SQFT: 2,166

Total Finished SQFT: 2,246 / Estimated  
 Price / Sq Ft: 248.06

### Rooms

	Bed	Bath
Main Level		1 Half
Upper Level 1	3	2 Full

### Features

New Construct: Yes  
 Construction: Vinyl Siding  
 Cooling/Fuel: Central A/C / Electric  
 Heating/Fuel: Forced Air / Natural Gas  
 Basement: Yes / Full  
 Parking Type: Attached Garage, Driveway

Pool: No Pool  
 Fireplace Count: 0  
 Water/Sewer: Public / Public Sewer  
 Waterfront/Type: No  
 Zoning: RESIDENTIAL  
 Attached Garage - # of Spaces: 2

### Listing Office

List Team Name: [The Geoff Horrocks Team](#)  
 Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# Unknown) Phone: (215) 669-4600 Cell: (215) 669-4600  
 Listing Office: [Keller Williams Real Estate-Montgomeryville](#) (KELWLMM) Email: [geoff@moments.realestate](mailto:geoff@moments.realestate)

### Listing Details

Original Price: \$511,750 Listing Agrmnt Type: Exclusive Right Turn off of Route 63  
 Sale Type: Standard Listing Term Begins: 07/25/2022  
 DOM / CDOM: 1 / 1 Owner Name: Mason H Kim

### Sale/Lease Contract

Selling Agent: [Brian Kang](#) (3145760) (Lic# Unknown) Phone: (267) 476-7117 Cell: (267) 476-7117  
 Selling Office: [RE/MAX Services](#) (RMSERVS) Email: [briankang1027@hotmail.com](mailto:briankang1027@hotmail.com)  
 Agreement of Sale Dt: 07/27/22 Concessions: No  
 Buyer Financing: Conventional Close Date: 07/28/22  
 Close Sale Type: Standard Sale Close Price: \$557,143.00

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212 Hampton Ct, Harleysville, PA 19438

0.8 mi Closed | 07/27/22

Residential

\$528,353



MLS #: PAMC2041804  
 Tax ID #: 50-00-01271-101  
 County: Montgomery, PA  
 MLS Area: Lower Salford Twp - Montgomery County (10650)  
 Legal Subdivision: MAINLAND POINTE 1  
 Subdiv / Neigh: NONE AVAILABLE  
 School District: [Souderton Area](#)  
 Year Built: 2022  
 Beds: 4  
 Baths: 2 / 1  
 Structure Type: Detached  
 Style: Colonial  
 Levels/Stories: 2  
 Ownership Interest: Fee Simple  
 Lot Acres / SQFT: 0.19a / 8125sf / Assessor  
 Property Condition: Excellent



### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,084 / 2021  
 Tax Assessed Value: \$28,860  
 Clean Green Assess: No

### Association / Community Info

HOA Fee: \$450 / Qrt  
 Condo/Coop Assoc: No

### Square Footage

Above Grade Fin SQFT/Source: 2,677 / Estimated  
 Assessor AbvGrd Fin SQFT: 2,656

Total Finished SQFT: 2,677 / Estimated  
 Price / Sq Ft: 197.37

### Rooms

	Bed	Bath
Main Level	1	1 Full, 1 Half
Upper Level 1	3	1 Full

### Features

New Construct: Yes  
 Construction: Vinyl Siding  
 Cooling/Fuel: Central A/C / Electric  
 Heating/Fuel: Forced Air / Natural Gas  
 Basement: Yes / Full  
 Parking Type: Attached Garage, Driveway

Pool: No Pool  
 Fireplace Count: 0  
 Water/Sewer: Public / Public Sewer  
 Waterfront/Type: No  
 Zoning: RESIDENTIAL  
 Attached Garage - # of Spaces: 2

### Listing Office

List Team Name: [The Geoff Horrocks Team](#)  
 Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# Unknown) Phone: (215) 669-4600 Cell: (215) 669-4600  
 Listing Office: [Keller Williams Real Estate-Montgomeryville](#) (KELWLMM) Email: [geoff@moments.realestate](mailto:geoff@moments.realestate)

### Listing Details

Original Price: \$507,650 Listing Agrmnt Type: Exclusive Right Turn off of Route 63  
 Sale Type: Standard Listing Term Begins: 07/26/2022  
 DOM / CDOM: 1 / 1 Owner Name: Mainland Pointe Lp

### Sale/Lease Contract

Selling Agent: [Joe Cairo](#) (3171071) (Lic# Unknown) Phone: (215) 343-8200 Cell: (215) 630-9363  
 Selling Office: [RE/MAX Centre Realtors](#) (RMCENTRE) Email: [joe@josephcairo.com](mailto:joe@josephcairo.com)  
 Agreement of Sale Dt: 07/26/22 Concessions: No  
 Buyer Financing: VA Close Date: 07/27/22  
 Close Sale Type: Standard Sale Close Price: \$528,352.55

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# MAINLAND POINTE | NEW DEVELOPMENT COMPS

200 Hampton Ct, Harleysville, PA 19438

0.8 mi Closed | 07/27/22

Residential

\$641,199



MLS #: PAMC2041824  
 Tax ID #: 50-00-01271-164  
 County: Montgomery, PA  
 MLS Area: Lower Salford Twp - Montgomery County (10650)  
 Legal Subdivision: MAINLAND POINTE 1  
 Subdiv / Neigh: NONE AVAILABLE  
 School District: [Souderton Area](#)  
 Year Built: 2022  
 Beds: 4  
 Baths: 2 / 1  
 Structure Type: Detached  
 Style: Colonial  
 Levels/Stories: 2  
 Ownership Interest: Fee Simple  
 Lot Acres / SQFT: 0.26a / 11375sf / Assessor  
 Property Condition: Excellent



### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,084 / 2021  
 Tax Assessed Value: \$28,860  
 Clean Green Assess: No

### Association / Community Info

HOA Fee: \$450 / Qrt  
 Condo/Coop Assoc: No

### Square Footage

Above Grade Fin SQFT/Source: 2,677 / Estimated  
 Assessor AbvGrd Fin SQFT: 2,656

Total Finished SQFT: 2,677 / Estimated  
 Price / Sq Ft: 239.52

### Rooms

	Bed	Bath
Main Level	1	1 Full, 1 Half
Upper Level 1	3	1 Full

### Features

New Construct: Yes  
 Construction: Vinyl Siding  
 Cooling/Fuel: Central A/C / Electric  
 Heating/Fuel: Forced Air / Natural Gas  
 Basement: Yes / Full  
 Parking Type: Attached Garage, Driveway  
 Pool: No Pool  
 Fireplace Count: 0  
 Water/Sewer: Public / Public Sewer  
 Waterfront/Type: No  
 Zoning: RESIDENTIAL  
 Attached Garage - # of Spaces: 2

### Listing Office

List Team Name: [The Geoff Horrocks Team](#)  
 Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# Unknown) Phone: (215) 669-4600 Cell: (215) 669-4600  
 Listing Office: [Keller Williams Real Estate-Montgomeryville](#) (KELWLMM) Email: [geoff@moments.realestate](mailto:geoff@moments.realestate)

### Listing Details

Original Price: \$601,150  
 Sale Type: Standard  
 DOM / CDOM: 1 / 1  
 Listing Agrmnt Type: Exclusive Right  
 Listing Term Begins: 07/26/2022  
 Owner Name: Mainland Pointe Lp  
 Directions: Turn off of Route 63

### Sale/Lease Contract

Selling Agent: [Jaya Duraisamy](#) (3133780) (Lic# Unknown) Phone: (610) 220-8433 Cell: (610) 220-8433  
 Selling Office: [Keller Williams Real Estate - Exton](#) (KELWLME) Email: [jaya@javarealtygroup.com](mailto:jaya@javarealtygroup.com)  
 Agreement of Sale Dt: 07/27/22  
 Buyer Financing: Conventional  
 Close Sale Type: Standard Sale  
 Concessions: No  
 Close Date: 07/27/22  
 Close Price: \$641,199.00

211 Hampton Ct, Harleysville, PA 19438

0.8 mi Closed | 07/28/22

Residential

\$540,338



MLS #: PAMC2041830  
 Tax ID #: 50-00-01271-218  
 County: Montgomery, PA  
 MLS Area: Lower Salford Twp - Montgomery County (10650)  
 Legal Subdivision: MAINLAND POINTE 1  
 Subdiv / Neigh: NONE AVAILABLE  
 School District: [Souderton Area](#)  
 Year Built: 2022  
 Beds: 4  
 Baths: 2 / 1  
 Structure Type: Detached  
 Style: Colonial  
 Levels/Stories: 2  
 Ownership Interest: Fee Simple  
 Lot Acres / SQFT: 0.19a / 8224sf / Assessor



### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,084 / 2021  
 Tax Assessed Value: \$28,860  
 Clean Green Assess: No

### Association / Community Info

HOA Fee: \$450 / Qrt  
 Condo/Coop Assoc: No

### Square Footage

Above Grade Fin SQFT/Source: 2,677 / Estimated  
 Assessor AbvGrd Fin SQFT: 2,656

Total Finished SQFT: 2,677 / Estimated  
 Price / Sq Ft: 201.84

### Rooms

	Bed	Bath
Main Level	1	1 Full, 1 Half
Upper Level 1	3	1 Full

### Features

New Construct: Yes  
 Construction: Vinyl Siding  
 Cooling/Fuel: Central A/C / Electric  
 Heating/Fuel: Forced Air / Natural Gas  
 Basement: Yes / Full  
 Parking Type: Attached Garage, Driveway  
 Pool: No Pool  
 Fireplace Count: 0  
 Water/Sewer: Public / Public Sewer  
 Waterfront/Type: No  
 Zoning: RESIDENTIAL  
 Attached Garage - # of Spaces: 2

### Listing Office

List Team Name: [The Geoff Horrocks Team](#)  
 Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# Unknown) Phone: (215) 669-4600 Cell: (215) 669-4600  
 Listing Office: [Keller Williams Real Estate-Montgomeryville](#) (KELWLMM) Email: [geoff@moments.realestate](mailto:geoff@moments.realestate)

### Listing Details

Original Price: \$489,900  
 Sale Type: Standard  
 DOM / CDOM: 1 / 1  
 Listing Agrmnt Type: Exclusive Right  
 Listing Term Begins: 07/26/2022  
 Owner Name: Mainland Pointe Lp  
 Directions: Turn off of Route 63

### Sale/Lease Contract

Selling Agent: [Ryan Stawasz](#) (3164347) (Lic# Unknown) Phone: (215) 760-6291 Cell: (215) 760-6291  
 Selling Office: [Keller Williams Philly](#) (55962) Email: [ryan@tsq\\_homes](mailto:ryan@tsq_homes)  
 Agreement of Sale Dt: 07/27/22  
 Buyer Financing: Conventional  
 Close Sale Type: Standard Sale  
 Concessions: No  
 Close Date: 07/28/22  
 Close Price: \$540,338.00

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# MAINLAND POINTE | NEW DEVELOPMENT COMPS

210 Hampton Ct, Harleysville, PA 19438

0.8 mi Closed | 06/06/22

Residential

\$494,677



MLS #: PAMC2041280  
 Tax ID #: 50-00-01271-119  
 County: Montgomery, PA  
 MLS Area: Lower Salford Twp - Montgomery County (10650)  
 Legal Subdivision: MAINLAND POINTE 1  
 Subdiv / Neigh: NONE AVAILABLE  
 School District: [Souderton Area](#)  
 Year Built: 2021  
 Beds: 3  
 Baths: 2 / 1  
 Structure Type: Detached  
 Style: Colonial  
 Levels/Stories: 2  
 Ownership Interest: Fee Simple  
 Lot Acres / SQFT: 0.16a / 6796sf / Assessor  
 Property Condition: Excellent



### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$7,286 / 2021  
 Tax Assessed Value: \$193,860  
 Clean Green Assess: No

### Association / Community Info

HOA Fee: \$450 / Qrt  
 Condo/Coop Assoc: No

### Square Footage

Above Grade Fin SQFT/Source: 2,025 / Estimated  
 Assessor AbvGrd Fin SQFT: 2,152

Total Finished SQFT: 2,025 / Estimated  
 Price / Sq Ft: 244.28

### Rooms

	Bed	Bath
Main Level		1 Half
Upper Level 1	3	2 Full

### Features

New Construct: Yes  
 Construction: Vinyl Siding  
 Cooling/Fuel: Central A/C / Electric  
 Heating/Fuel: Forced Air / Natural Gas  
 Basement: Yes / Full  
 Parking Type: Attached Garage, Driveway

Pool: No Pool  
 Fireplace Count: 0  
 Water/Sewer: Public / Public Sewer  
 Waterfront/Type: No  
 Zoning: RESIDENTIAL  
 Attached Garage - # of Spaces: 2

### Listing Office

List Team Name: [Moments Marketing & Keller Williams Real Estate](#)  
 Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# Unknown) Phone: (215) 669-4600 Cell: (215) 669-4600  
 Listing Office: [Keller Williams Real Estate-Montgomeryville](#) (KELWLMM) Email: [geoff@moments.realestate](mailto:geoff@moments.realestate)

### Listing Details

Original Price: \$409,900 Listing Agrmnt Type: Exclusive Right Turn off of Route 63  
 Sale Type: Standard Listing Term Begins: 06/06/2022  
 DOM / CDOM: 1 / 1 Owner Name: Alex & Lisa Belton

### Sale/Lease Contract

Selling Agent: [Melissa Bacani](#) (3278890) (Lic# Unknown) Phone: (610) 306-6310 Cell: (610) 306-6310  
 Selling Office: [Realty One Group Restore-Collegeville](#) (REONEGR1) Email: [mbacani@verizon.net](mailto:mbacani@verizon.net)  
 Agreement of Sale Dt: 06/06/22 Concessions: No  
 Buyer Financing: Conventional Close Date: 06/06/22  
 Close Sale Type: Standard Sale Close Price: \$494,677.00

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204 Hampton Ct, Harleysville, PA 19438

0.8 mi Closed | 06/06/22

Residential

\$450,521



MLS #: PAMC2041298  
 Tax ID #: 50-00-01271-146  
 County: Montgomery, PA  
 MLS Area: Lower Salford Twp - Montgomery County (10650)  
 Legal Subdivision: MAINLAND POINTE 1  
 Subdiv / Neigh: NONE AVAILABLE  
 School District: [Souderton Area](#)  
 Year Built: 2021  
 Beds: 3  
 Baths: 2 / 1  
 Structure Type: Detached  
 Style: Colonial  
 Levels/Stories: 2  
 Ownership Interest: Fee Simple  
 Lot Acres / SQFT: 0.14a / 6032sf / Assessor  
 Property Condition: Excellent



### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,084 / 2021  
 Tax Assessed Value: \$28,860  
 Clean Green Assess: No

### Association / Community Info

HOA Fee: \$450 / Qrt  
 Condo/Coop Assoc: No

### Square Footage

Above Grade Fin SQFT/Source: 2,025 / Estimated  
 Assessor AbvGrd Fin SQFT: 2,112

Total Finished SQFT: 2,025 / Estimated  
 Price / Sq Ft: 222.48

### Rooms

	Bed	Bath
Main Level		1 Half
Upper Level 1	3	2 Full

### Features

New Construct: Yes  
 Construction: Vinyl Siding  
 Cooling/Fuel: Central A/C / Electric  
 Heating/Fuel: Forced Air / Natural Gas  
 Basement: Yes / Full  
 Parking Type: Attached Garage, Driveway

Pool: No Pool  
 Fireplace Count: 0  
 Water/Sewer: Public / Public Sewer  
 Waterfront/Type: No  
 Zoning: RESIDENTIAL  
 Attached Garage - # of Spaces: 2

### Listing Office

List Team Name: [Moments Marketing & Keller Williams Real Estate](#)  
 Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# Unknown) Phone: (215) 669-4600 Cell: (215) 669-4600  
 Listing Office: [Keller Williams Real Estate-Montgomeryville](#) (KELWLMM) Email: [geoff@moments.realestate](mailto:geoff@moments.realestate)

### Listing Details

Original Price: \$425,710 Listing Agrmnt Type: Exclusive Right Turn off of Route 63  
 Sale Type: Standard Listing Term Begins: 06/06/2022  
 DOM / CDOM: 1 / 1 Owner Name: Fraz & Tooba N Tanvir

### Sale/Lease Contract

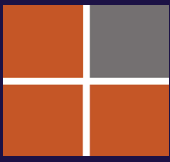
Selling Agent: [Niaz Butt](#) (3301461) (Lic# Unknown) Phone: (610) 227-5490 Cell: (610) 227-5490  
 Selling Office: [Keller Williams Real Estate-Blue Bell](#) (KELWLMBB) Email: [niaz@agiledevcorp.com](mailto:niaz@agiledevcorp.com)  
 Agreement of Sale Dt: 06/06/22 Concessions: No  
 Buyer Financing: Conventional Close Date: 06/06/22  
 Close Sale Type: Standard Sale Close Price: \$450,521.00

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# MAINLAND POINTE | NEW DEVELOPMENT COMPS

201 Hampton Ct, Harleysville, PA 19438

0.9 mi Closed | 06/06/22

Residential

\$553,513



MLS #: PAMC2041308  
 Tax ID #: 50-00-01271-173  
 County: Montgomery, PA  
 MLS Area: Lower Salford Twp - Montgomery County (10650)  
 Legal Subdivision: MAINLAND POINTE 1  
 Subdiv / Neigh: NONE AVAILABLE  
 School District: [Souderton Area](#)  
 Year Built: 2022  
 Beds: 4  
 Baths: 2 / 1  
 Structure Type: Detached  
 Style: Colonial  
 Levels/Stories: 2  
 Ownership Interest: Fee Simple  
 Lot Acres / SQFT: 0.21a / 9164sf / Assessor  
 Property Condition: Excellent



### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,084 / 2021  
 Tax Assessed Value: \$28,860  
 Clean Green Assess: No

### Association / Community Info

HOA Fee: \$450 / Qrt  
 Condo/Coop Assoc: No

### Square Footage

Above Grade Fin SQFT/Source: 2,677 / Estimated  
 Assessor AbvGrd Fin SQFT: 2,656

Total Finished SQFT: 2,677 / Estimated  
 Price / Sq Ft: 206.77

### Rooms

	Bed	Bath
Main Level	1	1 Full, 1 Half
Upper Level 1	3	1 Full

### Features

New Construct: Yes  
 Construction: Vinyl Siding  
 Cooling/Fuel: Central A/C / Electric  
 Heating/Fuel: Forced Air / Natural Gas  
 Basement: Yes / Full  
 Parking Type: Attached Garage, Driveway

Pool: No Pool  
 Fireplace Count: 0  
 Water/Sewer: Public / Public Sewer  
 Waterfront/Type: No  
 Zoning: RESIDENTIAL  
 Attached Garage - # of Spaces: 2

### Listing Office

List Team Name: [Moments Marketing & Keller Williams Real Estate](#)  
 Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# Unknown) Phone: (215) 669-4600 Cell: (215) 669-4600  
 Listing Office: [Keller Williams Real Estate-Montgomeryville](#) (KELWLMM) Email: [geoff@moments.realestate](mailto:geoff@moments.realestate)

### Listing Details

Original Price: \$507,327  
 Sale Type: Standard  
 DOM / CDOM: 1 / 1  
 Listing Agrmnt Type: Exclusive Right  
 Listing Term Begins: 06/06/2022  
 Owner Name: John & Betty Rabindranath

### Sale/Lease Contract

Selling Agent: [Bob Dandi](#) (3154003) (Lic# Unknown) Phone: (484) 714-0065 Cell: (484) 714-0065  
 Selling Office: [RE/MAX Central - Center Valley](#) (RMMKTPL) Email: [thenumber1broker@yahoo.com](mailto:thenumber1broker@yahoo.com)  
 Agreement of Sale Dt: 06/06/22 Concessions: No  
 Buyer Financing: Conventional Close Date: 06/06/22  
 Close Sale Type: Standard Sale Close Price: \$553,512.50

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203 Hampton Ct, Harleysville, PA 19438

0.8 mi Closed | 06/06/22

Residential

\$437,936



MLS #: PAMC2041318  
 Tax ID #: 50-00-01271-182  
 County: Montgomery, PA  
 MLS Area: Lower Salford Twp - Montgomery County (10650)  
 Legal Subdivision: MAINLAND POINTE 1  
 Subdiv / Neigh: NONE AVAILABLE  
 School District: [Souderton Area](#)  
 Year Built: 2022  
 Beds: 3  
 Baths: 2 / 1  
 Structure Type: Detached  
 Style: Colonial  
 Levels/Stories: 2  
 Ownership Interest: Fee Simple  
 Lot Acres / SQFT: 0.2a / 8545sf / Assessor  
 Property Condition: Excellent



### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,084 / 2021  
 Tax Assessed Value: \$28,860  
 Clean Green Assess: No

### Association / Community Info

HOA Fee: \$450 / Qrt  
 Condo/Coop Assoc: No

### Square Footage

Above Grade Fin SQFT/Source: 2,025 / Estimated  
 Assessor AbvGrd Fin SQFT: 2,112

Total Finished SQFT: 2,025 / Estimated  
 Price / Sq Ft: 216.26

### Rooms

	Bed	Bath
Main Level	3	1 Half
Upper Level 1	0	2 Full

### Features

New Construct: Yes  
 Construction: Vinyl Siding  
 Cooling/Fuel: Central A/C / Electric  
 Heating/Fuel: Forced Air / Natural Gas  
 Basement: Yes / Full  
 Parking Type: Attached Garage, Driveway

Pool: No Pool  
 Fireplace Count: 0  
 Water/Sewer: Public / Public Sewer  
 Waterfront/Type: No  
 Zoning: RESIDENTIAL  
 Attached Garage - # of Spaces: 2

### Listing Office

List Team Name: [Moments Marketing & Keller Williams Real Estate](#)  
 Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# Unknown) Phone: (215) 669-4600 Cell: (215) 669-4600  
 Listing Office: [Keller Williams Real Estate-Montgomeryville](#) (KELWLMM) Email: [geoff@moments.realestate](mailto:geoff@moments.realestate)

### Listing Details

Original Price: \$424,880  
 Sale Type: Standard  
 DOM / CDOM: 1 / 1  
 Listing Agrmnt Type: Exclusive Right  
 Listing Term Begins: 06/06/2022  
 Owner Name: Mainland Pointe Lp

### Sale/Lease Contract

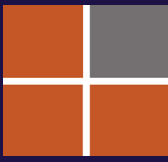
Selling Agent: [Annie Murphy](#) (3279659) (Lic# Unknown) Phone: (610) 400-9383 Cell: (610) 400-9383  
 Selling Office: [KW Greater West Chester](#) (KW-WCP) Email: [annie@garymercerteam.com](mailto:annie@garymercerteam.com)  
 Agreement of Sale Dt: 06/06/22 Concessions: No  
 Buyer Financing: Conventional Close Date: 06/06/22  
 Close Sale Type: Standard Sale Close Price: \$437,936.00

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# MAINLAND POINTE | NEW DEVELOPMENT COMPS

207 Hampton Ct, Harleysville, PA 19438

0.8 mi Closed | 06/06/22

Residential

\$441,228



MLS #: PAMC2041326  
 Tax ID #: 50-00-01271-191  
 County: Montgomery, PA  
 MLS Area: Lower Salford Twp - Montgomery County (10650)  
 Legal Subdivision: MAINLAND POINTE 1  
 Subdiv / Neigh: NONE AVAILABLE  
 School District: [Souderton Area](#)  
 Year Built: 2022  
 Beds: 3  
 Baths: 2 / 1  
 Structure Type: Detached  
 Style: Colonial  
 Levels/Stories: 2  
 Ownership Interest: Fee Simple  
 Lot Acres / SQFT: 0.14a / 6272sf / Assessor  
 Property Condition: Excellent



### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,084 / 2021  
 Tax Assessed Value: \$28,860  
 Clean Green Assess: No

### Association / Community Info

HOA Fee: \$450 / Qrt  
 Condo/Coop Assoc: No

### Square Footage

Above Grade Fin SQFT/Source: 2,025 / Estimated  
 Assessor AbvGrd Fin SQFT: 2,112

Total Finished SQFT: 2,025 / Estimated  
 Price / Sq Ft: 217.89

### Rooms

	Bed	Bath
Main Level		1 Half
Upper Level 1	3	2 Full

### Features

New Construct: Yes  
 Construction: Vinyl Siding  
 Cooling/Fuel: Central A/C / Electric  
 Heating/Fuel: Forced Air / Natural Gas  
 Basement: Yes / Full  
 Parking Type: Attached Garage, Driveway

Pool: No Pool  
 Fireplace Count: 0  
 Water/Sewer: Public / Public Sewer  
 Waterfront/Type: No  
 Zoning: RESIDENTIAL  
 Attached Garage - # of Spaces: 2

### Listing Office

List Team Name: [Moments Marketing & Keller Williams Real Estate](#)  
 Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# Unknown) Phone: (215) 669-4600 Cell: (215) 669-4600  
 Listing Office: [Keller Williams Real Estate-Montgomeryville](#) (KELWLMM) Email: [geoff@moments.realestate](mailto:geoff@moments.realestate)

### Listing Details

Original Price: \$431,418  
 Sale Type: Standard  
 DOM / CDOM: 1 / 1  
 Listing Agrmnt Type: Exclusive Right  
 Listing Term Begins: 06/05/2022  
 Owner Name: Sagar & Mairead Pfeil

### Directions

Turn off of Route 63

### Sale/Lease Contract

Selling Agent: [DAWN WEBER](#) (3304711) (Lic# Unknown) Phone: (215) 913-4451 Cell: (215) 913-4451  
 Selling Office: [Coldwell Banker Realty](#) (CBPREBB) Email: [dawn.weber@cbpref.com](mailto:dawn.weber@cbpref.com)  
 Agreement of Sale Dt: 06/06/22 Concessions: No  
 Buyer Financing: Conventional Close Date: 06/06/22  
 Close Sale Type: Standard Sale Close Price: \$441,228.00

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206 Hampton Ct, Harleysville, PA 19438

0.8 mi Closed | 06/27/23

Residential

\$621,900



MLS #: PAMC2061286  
 Tax ID #: 50-00-01271-137  
 County: Montgomery, PA  
 MLS Area: Lower Salford Twp - Montgomery County (10650)  
 Legal Subdivision: MAINLAND POINTE 1  
 Subdiv / Neigh: NONE AVAILABLE  
 School District: [Souderton Area](#)  
 Year Built: 2023  
 Beds: 3  
 Baths: 2 / 1  
 Structure Type: Detached  
 Style: Carriage House, Colonial  
 Levels/Stories: 2  
 Ownership Interest: Fee Simple  
 Lot Acres / SQFT: 0.17a / 7490sf / Assessor  
 Property Condition: Excellent



### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,126 / 2023  
 Tax Assessed Value: \$28,860  
 Clean Green Assess: No

### Association / Community Info

HOA Fee: \$450 / Qrt  
 Condo/Coop Assoc: No

### Square Footage

Above Grade Fin SQFT/Source: 2,246 / Estimated  
 Assessor AbvGrd Fin SQFT: 0

Total Finished SQFT: 2,246 / Estimated  
 Price / Sq Ft: 276.89

### Rooms

	Bed	Bath
Main Level	1	1 Full, 1 Half
Upper Level 1	2	1 Full

### Features

New Construct: Yes  
 Construction: Vinyl Siding  
 Flooring: Carpet, Laminate Plank, Tile/Brick  
 Cooling/Fuel: Central A/C / Natural Gas  
 Heating/Fuel: Forced Air / Natural Gas  
 Basement: Yes / Unfinished, Walkout Level  
 Parking Type: Attached Garage, Driveway

Outdoor Living Struc.: Deck(s), Porch(es)  
 Pool: No Pool  
 Fireplace Count: 1  
 Water/Sewer: Public / Public Sewer  
 View: Garden/Lawn  
 Waterfront/Type: No  
 Zoning: RESIDENTIAL  
 Attached Garage - # of Spaces: 2  
 Driveway - # of Spaces: 4

### Remarks

Agent: This is Lot 8 at Mainland Pointe. A list of upgrades can be found under the document section. PAR Agreement Of Sale can be used. The Listing Agent will draft an agreement and will add additional language from the Builder. Price is based upon buyer using Evans Abstract for their Title company and DI realty conveyancing. Taxes are estimated to be \$10,000 a year.

Public: The Summerset model boasts lovely upgrades! As I enter the home, I am greeted by sunlit rooms and beautiful views. The modern laminate flooring guides me through the home and to the modern kitchen. I can already envision myself cooking delicious meals for my family! It offers white cabinetry, ample counter top space, sleek appliances with an upgraded gas range and dishwasher, a breakfast bar, and ...

### Listing Office

Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# RS-198847-L) Phone: (215) 669-4600 Cell: (215) 669-4600  
 Listing Office: [Moments Real Estate](#) (MOMRE1) Email: [geoff@moments.realestate](mailto:geoff@moments.realestate)

### Listing Details

Original Price: \$621,900  
 Sale Type: Standard  
 DOM / CDOM: 142 / 142  
 Listing Agrmnt Type: Exclusive Right  
 Listing Term Begins: 01/17/2023  
 Owner Name: Mainland Pointe Lp

### Directions

Turn off of Main St (Route 63) onto American Way. Then, make a left onto Hampton Ct.

### Sale/Lease Contract

Selling Team Name: [The ANDREA SZLAVIK Team](#)  
 Selling Agent: [Andrea Szlavik Rothsching](#) (3120147) (Lic# AB066185) Phone: (610) 420-8353 Cell: (610) 420-8353  
 Selling Office: [Keller Williams Realty Group](#) (KELWIL) Email: [a2zrealtorpa@gmail.com](mailto:a2zrealtorpa@gmail.com)  
 Agreement of Sale Dt: 06/07/23 Concessions: No  
 Buyer Financing: Conventional Close Date: 06/27/23  
 Close Sale Type: Standard Sale Close Price: \$621,900.00

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# MAINLAND POINTE | NEW DEVELOPMENT COMPS

209 Hampton Ct, Harleysville, PA 19438

0.8 mi Closed | 04/07/23

Residential

\$569,780



MLS #: PAMC2040752  
 Tax ID #: 50-00-01271-209  
 County: Montgomery, PA  
 Lower Salford Twp - Montgomery County (10650)  
 MAINLAND POINTE 1  
 NONE AVAILABLE  
 Souderton Area  
 Legal Subdivision:  
 Subdiv / Neigh:  
 School District:  
 Year Built:  
 Beds:  
 Baths:  
 Structure Type:  
 Style:  
 Levels/Stories:  
 Ownership Interest:  
 Lot Acres / SQFT:  
 Property Condition:



### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$8,500 / 2021  
 Tax Assessed Value: \$250,000  
 Clean Green Assess: No

### Association / Community Info

HOA Fee: \$450 / Qrt  
 Condo/Coop Assoc: No

### Square Footage

Above Grade Fin SQFT/Source: 2,151 / Estimated  
 Assessor AbvGrd Fin SQFT: 0

Total Finished SQFT: 2,151 / Estimated  
 Price / Sq Ft: 264.89

Rooms	Bed	Bath
Main Level		1 Half
Upper Level 1	3	2 Full

### Features

New Construct: Yes  
 Construction: Vinyl Siding  
 Flooring: Carpet, Engineered Wood, Hardwood, Laminated, Other  
 Cooling/Fuel: Central A/C / Electric  
 Heating/Fuel: Forced Air / Natural Gas  
 Basement: Yes / Full, Unfinished  
 Parking Type: Attached Garage, Driveway  
 Outdoor Living Struct.: Porch(es)  
 Pool: No Pool  
 Fireplace Count: 0  
 Water/Sewer: Public / Public Sewer  
 View: Garden/Lawn  
 Waterfront/Type: No  
 Zoning: RESIDENTIAL  
 Attached Garage - # of Spaces: 2  
 Driveway - # of Spaces: 2

### Remarks

Agent: \*\*Please contact Geoff Horrocks to set up a showing, 215-669-4600\*\* The Berkley is being offered on Lot 15 - a lot location map can be found under documents. Estimated settlement - 90 days. Taxes are estimated to be around \$8,500 a year. Learn More - <https://www.moments.realestate/mainland-pointe> Video House Tour Link: <https://www.youtube.com/watch?v=BptMLmoE8>

Public: This pristine new construction in desirable Harleysville provides me with all the space and features I've been yearning for. As soon as I step inside, I'm awed by the abundance of natural light that spills through the approximately 2,151 square feet of living space. The welcoming foyer leads me to an open family room and kitchen that is perfect for my family's needs. Entertaining will be a...

### Listing Office

Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# RS-198847-L) Phone: (215) 669-4600 Cell: (215) 669-4600  
 Listing Office: [Moments Real Estate](#) (MOMRE1) Email: [geoff@moments.realestate](mailto:geoff@moments.realestate)

### Listing Details

Previous List Price: \$549,900 Listing Agrmnt Type: Exclusive Right  
 Original Price: \$549,900 Listing Term Begins: 06/01/2022  
 Sale Type: Standard Owner Name: Mainland Pointe Lp  
 DOM / CDOM: 276 / 276

### Sale/Lease Contract

Selling Agent: [Lauren Talvet](#) (3191288) (Lic# RS319185) Phone: (267) 225-0111 Cell: (267) 225-0111  
 Selling Office: [BHHS Fox & Roach-Southampton](#) (61036) Email: [yourrealtor@laurentalvet.com](mailto:yourrealtor@laurentalvet.com)  
 Agreement of Sale Dt: 03/03/23 Concessions: No  
 Buyer Financing: Conventional Close Date: 04/07/23  
 Close Sale Type: Standard Sale Close Price: \$569,780.00

208 Hampton Ct, Harleysville, PA 19438

0.8 mi Closed | 06/08/23

Residential

\$605,000



MLS #: PAMC2040686  
 Tax ID #: 50-00-01271-128  
 County: Montgomery, PA  
 Lower Salford Twp - Montgomery County (10650)  
 MAINLAND POINTE 1  
 NONE AVAILABLE  
 Souderton Area  
 Legal Subdivision:  
 Subdiv / Neigh:  
 School District:  
 Beds:  
 Baths:  
 Structure Type:  
 Style:  
 Levels/Stories:  
 Ownership Interest:  
 Lot Acres / SQFT:  
 Property Condition:



### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,126 / 2023  
 Tax Assessed Value: \$28,860  
 Clean Green Assess: No

### Association / Community Info

HOA Fee: \$450 / Qrt  
 Condo/Coop Assoc: No

### Square Footage

Above Grade Fin SQFT/Source: 2,378 / Estimated  
 Assessor AbvGrd Fin SQFT: 0  
 Below Grade Unfin SQFT/Source: 1,104 / Estimated

Total Finished SQFT: 2,378 / Estimated  
 Price / Sq Ft: 254.42

Rooms	Bed	Bath
Main Level		1 Half
Upper Level 1	3	2 Full

### Features

New Construct: Yes  
 Construction: Vinyl Siding  
 Flooring: Carpet, Engineered Wood, Laminated, Other, Wood  
 Cooling/Fuel: Central A/C / Electric  
 Heating/Fuel: Forced Air / Natural Gas  
 Basement: Yes / Full  
 Parking Type: Attached Garage, Driveway  
 Pool: No Pool  
 Fireplace Count: 0  
 Water/Sewer: Public / Public Sewer  
 Waterfront/Type: No  
 Zoning: RESIDENTIAL  
 Attached Garage - # of Spaces: 2  
 Driveway - # of Spaces: 2

### Remarks

Agent: This is Lot 7 at Mainland Pointe, a lot location map can be found under documents. A list of upgrades can also found under the document section. \*\*\*Buyer is required to use Evans Abstract as their title company and there is a \$500 Conveyancing fee charged to the buyer.\*\*\*Taxes are estimated to be \$8,500 a year. To learn more - <https://www.moments.realestate/mainland-pointe> 3D Matterport Tour L...

Public: The Aspen model boasts beautiful upgrades! I can envision cooking in the modern kitchen. It offers dark cabinetry, stainless steel appliances, granite countertops and a 10'x13' breakfast extension. The kitchen flows right into the expansive family room. This space is perfect for when my family and friends come over. There is tons of space to stretch out and I love the abundance of natural light th...

### Listing Office

Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# RS-198847-L) Phone: (215) 669-4600 Cell: (215) 669-4600  
 Listing Office: [Moments Real Estate](#) (MOMRE1) Email: [geoff@moments.realestate](mailto:geoff@moments.realestate)

### Listing Details

Previous List Price: \$579,400 Listing Agrmnt Type: Exclusive Right  
 Original Price: \$579,400 Listing Term Begins: 06/01/2022  
 Sale Type: Standard Owner Name: Mainland Pointe Lp  
 DOM / CDOM: 332 / 332

### Sale/Lease Contract

Selling Agent: [Angela Morsa](#) (3183622) (Lic# RS320893) Phone: (215) 327-9097 Cell: (215) 327-9097  
 Selling Office: [Compass Pennsylvania, LLC](#) (COMPASS12) Email: [angela.morsa@compass.com](mailto:angela.morsa@compass.com)  
 Agreement of Sale Dt: 05/17/23 Concessions: No  
 Buyer Financing: Conventional Close Date: 06/08/23  
 Close Sale Type: Standard Sale Close Price: \$605,000.00

For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

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