

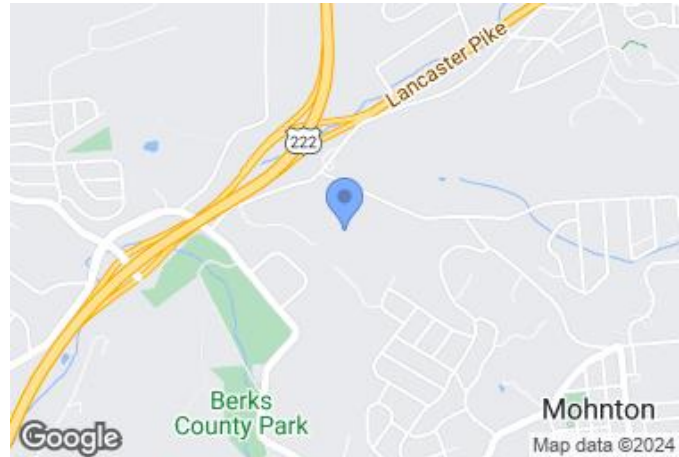
Client Full

665 Fairmont Ave, Mohnton, PA 19540

Active

Land

\$2,200,000



MLS #: PABK2044832
Tax ID #: 39-4385-16-84-4664
Ownership Interest: Fee Simple
Type: Land
Waterfront: No
Views: Trees/Woods

Lot Acres / SQFT: 21a / 914760sf / Estimated
Price/Acre: \$104,761.90

Location

County: Berks, PA
MLS Area: Cumru Twp - Berks County (10239)
Subdiv / Neigh: MOHNTON LAWN
Transportation: Airport less than 10 Miles, Bus Stop less than 1 mile

School District: [Governor Mifflin](#)
High School: Governor Mifflin

Association / Community Info

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$3,500 / 2020
Clean Green Assess: No
Agricultural Tax Due: No
Zoning: MR - MEDIUM RESIDENTIAL
Medium Density Residential (MR)
Zoning Description: Zoning District. To accommodate the expansion of suburban development.

Tax Assessed Value: \$275,100 / 2021
Imprv. Assessed Value: \$158,300
Historic: No
Land Use Code: 801

Land Information

Lot Acres / SQFT: 21a / 914,760sf / Estimated
Current Use: Residential
Topography: top a knoll, rolling hillside
Views: Trees/Woods
Development Status: Site Plan, Utilities at Site, Zoned
Lease In Effect: No
Lot Count: 9
Building Sites: 9
Additional Parcels: Yes / subdivision possible
Lot Features: Cleared, Irregular, Partly Wooded, Private, Road Frontage, Secluded, Sloping, Subdivision Possible, Trees/Wooded
Location Type: Rural
Road: Black Top / Private

Lot Size Dimensions: irregular
Possible Use: Development, Residential
Wooded Area: 21.00
Soil Types: Mixed

Ground Rent

Ground Rent Exists: No

Utilities

Utilities: Electric Available; Water Source: Tap Fee, Well; Sewer: Public Septic, Sewer Tap Fee

Remarks

Public: Neighborhood residential development opportunity 21+ wooded acres with an existing home with public sewer available. Drawings attached show 9 possible lots. Located in desirable Governor Mifflin school district, near Rt 222 on/off ramp. Medium Density Residential (MR) Zoning District. To accommodate the expansion of suburban development.

Directions

take the Grings Hill Rd Exit off Rt 222. Head northwest on Grings Hill Rd toward Old Lancaster Pike, Turn right onto Old Lancaster Pike, in .1 mile, Turn right onto Fairmont Ave. First driveway on the right. Look for listing agent sign. (No drive by or trespassing without an appointment)

Listing Details

Original Price:	\$2,200,000	DOM:	53
Sale Type:	Standard	Listing Terms:	Builder - Choice/Use Own
Listing Term Begins:	06/19/2024	Lease Considered:	No
Possession:	0-30 Days CD, 31-60 Days CD, 61-90 Days CD, Negotiable		
Acceptable Financing:	Cash, Conventional		
Federal Flood Zone:	No		
Disclosures:	None		
Other Equipment:	None		

Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp:	2% Of Base	Sub Agency Comp:	2% Of Base
Compensation Rmks:	Bring a buyer, let's work together to make a deal! :)	Dual/Var Comm:	No
Transaction Broker:	50% Of Base		

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