

**3720 Rose Trader Lane**  
**Newtown Square, PA 19073**  
[www.3720RoseTrader.com](http://www.3720RoseTrader.com)

BEDROOMS:	3+ Bonus Room	ASSESSMENT:	\$510,676
BATHS:	2.1	TAXES:	\$14,008 (2020)
LOT:	0.1515 Acres	WATER:	Public
SQ. FT.:	4,604	SEWER:	Public
AGE:	2 years	GARAGE:	2 Car Attached
HEAT:	Gas/Warm Air	SCHOOLS:	Marple Newtown
COOL:	Central Air	TOWNSHIP:	Newtown
STYLE:	Traditional Home	HOA FEE:	\$445.00/month
EXTERIOR:	Stone/Hardiplank Siding	HOA CAP CONT:	\$1,500.00 one time

*This stunning 2 year young twin home in the St. David's Collection of the wonderful Liseter community is MOVE IN READY! The open floor plan of this custom Rosemont Farmhouse model features gleaming hardwood floors, sunlit rooms, 2-story Foyer and Family Room, a luxurious 1<sup>st</sup> floor Master Suite with 12' ceiling includes a large Master Bedroom, a Spa style en-suite Master Bathroom, and a large walk-in closet.*

*The Gourmet Kitchen, has beautiful granite countertops, Stainless Steel appliances, an oversized Island with seating for 3 and an adjoining, expanded Breakfast Area that opens to a fabulous spacious Deck. The 2 story Family Room with a dramatic stone accent wall with gas fireplace is perfect for comfortable lounging and entertaining.*

*A 1<sup>st</sup> floor Study/Office with glass French Doors (optional Living Room), Formal Dining Room, Powder Room, Mudroom and Laundry Room complete the first floor. The second floor features two additional spacious Bedrooms with a Full Hall Bath. The Bonus Room finishes the second floor living space and offers the potential for a 4<sup>th</sup> Bedroom. The unfinished Basement offers an abundant space that can be finished as a game room, wine cellar, gym, and/or home movie theater!*

*Enjoy the Liseter Lifestyle that offers a Clubhouse with a full gym, an infinity pool overlooking open space, the fabulous Carriage Barn for gatherings and events. Other amenities include walking trails, tennis courts and a quaint post office. Why wait for new construction when you can move right in to this wonderful, better than new, home with an unbeatable location and lot – close to the Pavilion Park.*

*Minutes from the Paoli train to Philly, downtown Wayne, shopping, restaurants, and the new Newtown Square Town Center, it offers an EZ commute to center city Philadelphia and the Philadelphia International airport.*

**Further information, contact the Listing Agents:**

*Kathy Tomson Team*  
**MAIN LINE**  
*Life Style*

[www.YourMainLineLifeStyle.com](http://www.YourMainLineLifeStyle.com)



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*The information contained herein is deemed to be accurate to the best of my knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. Note room dimensions are estimated and rounded to the nearest foot.*



**BERKSHIRE HATHAWAY | Fox & Roach, REALTORS®**  
 HomeServices



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**DRIVEWAY & FRONT ENTRY**

Courtyard style driveway leads to a welcoming flagstone covered Porch with accent columns. The front door features side lights and transom.

**FIRST FLOOR:**

**2-Story Grand Foyer**

- Front door with side windows & transom and second story window
- Gorgeous hardwood flooring and tall custom baseboards
- Double crown molding
- Large double door coat closet
- Brilliant modern chandelier & recessed ceiling lighting
- Curved staircase with hardwood treads leading up to Second Level
- Access to Study/Living Room, Dining Room, Family Room and Master Bedroom

**Office/Study/Living Room** (14' x 14') – left of Foyer

- Wall-to-wall carpeting and tall custom baseboards
- Double crown molding
- 4 full height double hung windows with custom shades
- Recessed lighting

**Powder Room** – right of Foyer

- Hardwood flooring and tall custom baseboards
- White pedestal sink with oval mirror
- Two light decorative fixture

**Formal Dining Room** (15' x 14') – left of Foyer

- Gorgeous hardwood flooring and tall custom baseboards
- Custom Millwork; chair rail & double crown molding
- 2 full height double hung windows with window treatments
- Hanging 8 globe decorative light fixture

**2-Story Family Room** (20' x 15') - straight back from Foyer open to Kitchen & Breakfast Area

- Gorgeous hardwood flooring and tall custom baseboards
- Stone accent wall, with gas fireplace
- Four double hung windows (2 upper & 2 lower)
- Modern chandelier & recessed lighting
- Open to Kitchen & Breakfast area



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**Gourmet Kitchen** (14' x 14') – Open to Breakfast Area and Family Room

- Gorgeous hardwood flooring and tall custom baseboards
- Rich gray toned wood cabinetry, stainless steel hardware, under-cabinet lighting and granite countertops
- Oversized center-island/granite counter top, stainless steel sink & hardware, dishwasher and three decorative pendent light fixtures
- Upgraded Stainless Steel appliances
  - LG French Door Refrigerator and lower Freezer
  - KitchenAid Gallery - Gas Cooktop with down-draft exhaust fan, Convection Wall Oven, Microwave and Dishwasher
- Recessed lights

**Breakfast Area** (14' x 14') - Open to Family Room & Kitchen

- Hardwood flooring and tall custom baseboards
- Two double hung windows with custom shades
- Glass slider to **Large Rear Deck**

**Master Bedroom Suite** (19' x 14') (Main level)

- Hardwood flooring and tall custom baseboards
- Triple hung windows with window treatments and custom shades
- Dramatic 12' ceiling with double crown molding
- Decorative chandelier & recessed lighting

**En-suite Master Bathroom**

- Neutral plank tile flooring
- Oversized shower stall with tile surround, bench seating and seamless glass doors
- White wood vanity with black granite countertop, makeup area, polished chrome fixtures, and beautiful full wall white wood framed mirror
- Double door linen closet
- Private toilet room
- Two chandeliers & recessed lighting
- **Walk-in Closet** (15' X 10')
  - Door to Laundry Room

**Laundry Room**

- Hardwood flooring and tall custom baseboards
- Utility sink
- Electrolux front load Washer & Dryer - Included



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**Mudroom**

- Hardwood flooring and tall custom baseboard
- Coat closet
- Door to **2-Car Garage** (21' x 21')
  - Garage door opener & transmitters
  - Keyless entry
  - Storage

**SECOND FLOOR HALLWAY:** Curved staircase with hardwood treads to Second Level. Top of stairs landing overlooking Foyer/Fiving Room with hardwood flooring

**Bedroom 2:** (14' x 14') to right of stairs

- Wall-to-wall carpeting and tall custom baseboard
- Large walk-in closet (8' x 6')
- Two double hung & one single double hung window
- Recessed lighting
- 

**Full Hall Bathroom** – straight back from stair landing

- Neutral plank tile flooring
- Double sink vanity with dark wood cabinets, polished chrome hardware, large wall mirror, mirrored medicine cabinet, twin 2 light sconce
- Tub/shower combination with tile surround and polished chrome hardware
- Double hung window

**Bedroom 3:** (14' x 13') to left of stairs

- Wall-to-wall carpeting and tall custom baseboard
- Large walk-in closet (8' x 6')
- Two double hung & one single double hung window
- Recessed lighting

**Bonus Room:** (25' x 15')

- Plush wall-to-wall carpeting with tall custom baseboard
- One double hung windows
- Attic access panel and ceiling lights
- Optional 4<sup>th</sup> Bedroom

**Basement:** (Full/Unfinished)

- Egress window
- Utility Area
- Abundant Storage



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**Special Features:**

- “Rosemont Farmhouse” Twin Home in the St. Davids Collection
- Grand 2-story Foyer with curved staircase
- Fabulous 2-story Family Room
- Gourmet Kitchen with large Center Island – expanded by 4’
- Gorgeous Hardwood Flooring
- Luxurious First Floor Master Suite with 12’ Master Bedroom ceiling
- Interior Sprinkler System (Fire Detection System)
- 2-Zone HVAC
- 2 Sump Pumps
- Security System
- Large Rear Deck with access from Kitchen

**Liseter Community**



*Open Space, Walking Trails, Pavilion, Club House, Gym, Tennis Courts, Infinity Pool, Post Office, gorgeous Carriage Barn for gatherings and party events. Close to shopping (new Whole Foods), Ellis Preserve Center, major routes, and minutes to Paoli, Wayne and King of Prussia. All that and EZ access to Center City Philadelphia and the Philadelphia International Airport.*

***Why wait for new construction? You can live the Liseter Life Style now.***

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