



Fall *Festival* of Homes

*Supplement to The Mercury,
Sunday, October 23, 2016*



HOME SPOTLIGHT

Step into history

Victorian duplex in Boyertown for sale

Steeped in Boyertown history, the home at 103 N. Reading Ave. is truly a perfect example of why Boyertown is “a special kind of place.”

In approximately 1900, a prominent local family, the Shaners, built this elegant 2900-square-foot Victorian duplex. Being of extreme wealth for the time, the home was built with the most cutting edge of amenities ever seen before. The home has been meticulously maintained with all the originality and features that were installed when the home was originally built.

Upon entering the main foyer, you immediately realize the home itself is a work of art. The craftsmanship is exemplified in several art mediums, from the abundance of dark heavy woodworking, which is a mainstay in each of the areas, to the stain glass windows and the vast specialty tile work.

Each and every room is swathed in intricate deep dark woodworking all in its original grandeur. Hardwood flooring and a grand staircase are the backdrop to three of the main floor rooms. The 10-foot ceilings showcase the 19 windows, each of which is 8 feet in height and covered with full-length levered double paneled shutters. Three sets of pocket doors with matching hand-carved overhead frets are a unique representation of this time period home.

Imported English encaustic tile welcomes you into the entrance foyer and is also an exquisite detail in each of the two magnificent wood fireplaces. Each fireplace is surrounded by a hand-carved oak mantle and is the central figure in the front parlor and also the formal dining room. Throughout the home, you will enjoy the artistry of the interior stain glass and leaded glass doors and windows.

One of the first homes in Boyertown to have electricity directly into the home, all the light fixtures are original to 1900. At that time, these fixtures featured both gas

and electric lines to power them. All gas lines have since been removed, but all the original light fixtures hang from all ceilings. While there are several styles throughout the home, each light features the same etched leaf design.

The most pronounced time-dated feature of the home is the Butler Pantry. This pristinely preserved and maintained area of the home features the working dumbwaiter as well as the original icebox and 10-foot floor-to-ceiling cabinetry. This pantry area was a necessity in 1900s, as well as today, providing enormous amounts of storage and also the hub of the home's communication. Here is where you will find the first and still in partial working order oak interphone and a more current intercom system. Space is abundant, and you will never be at a loss for rooms or space. Both the front ornate staircase or the rear servant steps will take you to the second floor.

The main full bathroom is yet another room that dates back to the home's original build with original features from floor to ceiling. The parquet oak flooring, wainscoting as well as yet another 8-foot full-shuttered window. The original fixtures take you back to 1900 with the claw foot tub and marble top sink with backsplash and floral inlaid porcelain washbowl. Directly above the sink is a built-in medicine cabinet, and lighting the room is a beautiful delicate glass beaded ceiling light.

Three large bedrooms are the mainstay of this floor, each one individual in its appearance and features. Windows, lighting, stained glass and closets abound, reminding you in each and every room that this is a special kind of place.

The third floor boasts even more rooms with yet more windows and stained glass. The highlight of the third floor is a stunning room to the very front of the home. With 12 hours of sunlight, this is the perfect art studio, music room, dance studio or private



reading room.

While the home is a reflection of days gone by, there have been many upgrades to make this a contemporary place to call home. The kitchen is completely renovated with newer white faced appliances, custom white cabinetry, corona countertops, dishwasher and microwave. Directly off the kitchen is a first-floor powder room. The rear servant steps lead to what at one time was the maids quarters and has since been transformed into the laundry room with a full shower right off of the second-floor main bathroom.

Utility upgrades include:

- Central air conditioning
- Updated electric service and panel
- Roof
- Furnace
- Rebuilt chimney

▪ Fire alarm system

The exterior of the property is also a wonderful expression of the time period from when the home was built. The four-story tower is the main attraction to the home both inside and out. The tower can be seen from the basement up through the first, second and third floors of the home topped on the exterior with a Victorian fenerol.

The front-pillared porch has been rebuilt along with the second-floor porch to the rear of the home. The side and rear wrap-around porch with removable glass panels is original to the home, and all doors lead you to the beautiful rear brick inlaid patio surrounded by Victorian trellis and slate walkways.

The landscaping is reflective of the time with magnolia, 100-year-old ash, English Holly,

crepe myrtle and hydrangea. And no property of the 1900s would be complete without the original out-house.

David and Judy Larson bought the property from the Shaner family and have raised their family in the historic home. In 1985, David was commissioned by the Boyertown Area Community Counsel to do a rendering depicting the Boyertown Scape. It became “A Special Kind of Place” and in 2003 became the first mural to grace a building landscape in Boyertown. Since then, David has been commissioned to continue the series, the latest being in celebration of Boyertown's 150 Anniversary. This truly is a one of a kind home in a one of a kind town.

Price: \$265,000

Mary Sugita, Re/Max Synergy, Douglassville: 610-385-0090



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NEW CONSTRUCTION

'Mountainview' model home now open

Sukonik Homes, the builder of choice in Western Montgomery County, is pleased to introduce their newest community "Mountainview," luxurious homes priced from \$479,900.

Featuring one-plus-acre homesites in a prime North Limerick location, Mountainview is ideally located just minutes from major arteries such as Rt. 422 and the PA Turnpike, close to corporate centers and a sophisticated mix of merchandise, stores, restaurants and the Philadelphia Premium Outlet Mall.

"Mountainview features sensational, spacious designs for less than you'd pay elsewhere," said sales manager Lucy Arnold of Long & Foster Real Estate. "With abundant open space and woodlands, you will enjoy incredible views."

Six unique floor plans are of-

fered at Mountainview, ranging in size from 2,954 to 4,650 square feet, all with four bedrooms and up to three and one-half baths. Several elevations are offered featuring brick, stone or stucco exteriors complemented by maintenance-free vinyl siding and two- and three-car side-entry garages. The advanced technology and design employed by Sukonik ensures total energy-efficiency and reduced exterior maintenance.

Not content with offering quality-built, luxurious new homes, Sukonik Homes has been at the forefront of the "green-building" revolution with their Eco-Building Solutions.

"Eco-Building Solutions incorporates products and systems that are both eco-logically sound and eco-nomically

affordable," said Arnold.

Jonathan Sukonik was one of the first builders in the United States to earn the National Association of Homebuilders Certified Green Professional designation, and Neil Sukonik has achieved Build Green's Certified EcoBroker status.

The Mountainview decorated model home is open Friday to Sunday 11 a.m. to 5 p.m. Call 610-213-3202 or Long & Foster-Devon at 610-225-7400. To visit Mountainview, take Route 422 West to Royersford Exit; turn right onto Township Line Road; left onto Ridge Pike. At second traffic light, turn right onto Sunset Road. After $\frac{3}{4}$ of a mile, turn left and then right to stay on Sunset Road. Follow $\frac{3}{4}$ of a mile to the model home on the left. GPS: 353 Sunset Road, Schwenksville, PA 19473. Also visit www.sukonikhomes.com.



SUBMITTED PHOTO



BRIAN GILBERT - REALTOR

OFFICE 610-326-7300 EXT 1222

HOME 610-970-0498

BGILBERT@ZUBERREALTY.COM



MLS #6615122

Boyetown custom one owner Split Level 4 BR 2.5 Bath situated high on a hill overlooking the beautiful countryside. Enjoy the 8.5 acres with a long private driveway. A walk-out basement leads you to the gorgeous in ground swimming pool. A wrap around deck and oversized 2 car attached garage round the great home. **\$369,000**



MLS #6823774

Boyetown Stone 2 Story Colonial. 4 BR's, 3.5 baths, Ebst Kitchen, updated Baths & Kitchen, wood fireplace, hardwood floors, finished lower level, gas heat, central air, 2 car garage. **\$299,900**



MLS #6765828

Boyetown spacious Twin, 3 Bedrooms, 1.5 Baths, first floor laundry, refurbished Kitchen area with island. Gas heat, covered rear porch, shed & fenced yard & 1 car garage. **\$124,900**



MLS #6831204

Borough of Bally Twin home with fresh paint throughout, newer floor coverings, beautiful hardwood floors, all appliances remain, over-sized 2 car 2 story detached garage. **\$124,000**



MLS #6723538

Boyetown 2-unit investment property. Fully leased. Tenants pay all utilities. Currently yields over a 10% return. Newer gas heater, call for details. **\$132,500**



MLS #6859943

Antietam stone Farmhouse w/separate in-law quarters. Main house has 2 BR, 1.5 BA, hardwood flrs, 3 finished levels. The in-law quarters has a separate entrance to a LR/Kitchen area, BR & BA. 1 car garage, 1/2 acre lot, public water & sewer. **\$224,900**



MLS #6863628

OJR stone Ranch home on 1.3 acres, 3 Bedrooms, 1 Bath, hardwood floors, stone fireplace and Ebst custom Kitchen. Large detached shed and partially wooded lot. **\$214,900**



MLS #6846363

Pottsgrove, Brookside Farms, Brick Colonial with 4 BR, 2.5 Baths, 2 car garage. Large 16' X 12' deck, fireplace in the Family Room, first floor laundry, and over 750 S. F. of finished space in the lower level. **\$264,900**

REAL ESTATE PROFESSIONALS

Local Realtors join RE/MAX Synergy office in Douglassville

RE/MAX Synergy recently celebrated its second anniversary Oct. 7.

The office is located in the Douglassville Shopping Center (near Redner's Market) and currently features real estate professionals specializing in residential and commercial real estate, as well as property management.

"Since our grand opening in November 2014, we have hired 13 well-known professional real estate agents, three of whom just started with us recently. The latest addition to our professional staff of Realtors are Pete Wanner, Roseann Ludwig and Robin Lawhorn. All three agents bring a wealth of real estate knowledge as well as a high level of professionalism to our office,"

OPPORTUNITY

Get in touch: Thinking about boosting your career in real estate? Thinking about buying or selling in 2016/2017? Call us at 610-385-0090.

says broker/owner Regina McLaughlin Williams.

"Today, first-time homebuyers have more opportunities than ever before in our industry. Most of the area we cover is eligible for USDA 100 percent financing. The resale and new construction markets are rebounding, especially here in the tri-county area," says McLaughlin Williams. "It's a great time to be in business and an excellent way to serve members of our community."

"With technology to-

day, the role of the traditional real estate agent has changed. More people have relied on their computers to search for homes. Today, there is no need for a big office space with bulky desks. This new 'café-style' office provides innovative technology solutions and everything the active agent needs to do their job successfully. RE/MAX offers the latest in technology, and The RE/MAX University site does an amazing job of keeping agents ahead of the competition with the latest training, research and development."

As one of the most widely recognized names in real estate, RE/MAX has been in operation since 1973. In its almost 43 years of existence, the company



Pete Wanner



Robin Lawhorn



Roseann Ludwig

has grown to encompass more than 100,000 of the top sales agents in the industry, working in franchise-owned and -operated offices in more than 85 countries. RE/MAX receives 48 million hits to its

websites on an annual basis. More importantly, RE/MAX is regarded as one of the country's most productive real estate sales forces, with the well-known tag lines "Nobody sells more real estate than RE/MAX,"

"Above the crowd" and "Outstanding agents, outstanding results."

Thinking about boosting your career in real estate? Thinking about buying or selling in 2016/2017? Call us at 610-385-0090.

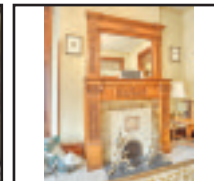


201-205 Merkel Road,
Gilbertsville, PA

\$324,900

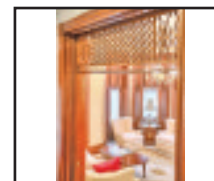
Main Farmhouse with Large Kitchen and Main floor master bath and laundry and a detached 2 car garage. Outbuildings include Woodshop, Large Barn with interior loft, and Auto Body shop with full bay paint booth with exhaust, second floor with two additional rooms and exterior entrance. 2.2 acres also includes

a Cape Cod 4 bedroom Rental house with a detached one car garage. MLS#6850272 and 6850346.



103 N. Reading Avenue, Boyertown, PA • **\$265,000**

Historical Boyertown Home, all original to the 1890 build. Tower with victorian finial, pocket



doors, frets, Butler pantry with dumb waiter, 8 ft windows with original interior shutters. Stain glass, lead glass. 5-6 bedrooms, updated kitchen and central air. 2 fireplaces with imported English Encaustic tiles. Servant staircase, second floor laundry area. All original 1890 lighting fixtures. 2900 square feet of living space. MLS #6855323



42 Chestnut Lane, Bechtelsville • **\$160,000**

3 Bedroom with Central Air 1, nice eat in kitchen, heated sunroom and enclosed patio with large rear yard and 1 Car Detached Garage.



Call Mary Sugita 610-507-5457
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Godfrey Properties is a family owned, local real estate company with a combined 25 years of experience in the market ... specializing in your local

area. Godfrey Properties offer you options and programs to buy your new home that others do not. We belong to "Homes for Heroes," which is a program that offers our community veterans, first responders, firemen, police officers and medical workers 25 percent of our commission. We want to say thank you to all the men and women servicing our community when they buy or sell a home through Godfrey Properties.

At Godfrey Properties, give you more value and attention, provide more service, work harder to get your home sold. We have a professional photographer to photograph your home, producing beautiful, professional shots for all marketing materials. We will offer a one-year home warranty to every home that we list for sale. You become family when you allow us to work for you to reach your real estate goals ... to buy or sell that home!

The mother/daughter team of Donna Godfrey and Jamie Wasniewski will make sure to attend to your every need, answer all questions and guide you throughout the process of buying and selling.

We want to be your Realtor!

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Jamie Wasniewski, left, and Donna Godfrey

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NEW CONSTRUCTION

Manatawny Village offers perfect location

This summer has been a whirlwind at Manatawny Village. With so many homes purchased, we have new neighbors all the time. The community is full of wonderful people who are thrilled they have found a home and lifestyle they have been working for.

Keller Williams has hosted a number of Village get-togethers to

introduce neighbors to one another. The residents love them and cannot wait for the next events.

One resident said, "This is the perfect location for us. ... We can walk to shopping, but we feel tucked away from it all because of the wooded area the community is developed in. We are not bombarded by cars zipping up and

down streets because we are really up here away from it all. There are lots of restaurants nearby and easy access to major roads for when we want to shop or go out. We are really happy with our friendly neighbors and the community location."

If you are looking for a supportive, friendly and affordable community, this really is the place

to buy. The builders will work with you on so many levels. They want to help the residents build the homes for their needs and tastes. Stop by our sales office and let us show you what we can do for you.

Blow out sale

New incentives include washer, dryer and refrigerator plus reimbursement of homeowners

New incentives include washer, dryer and refrigerator plus reimbursement of homeowners fees for two years and we will furnish your home (\$2,500 value).

ers fees for two years 1537 Glasgow St., Pott- and we will furnish your stown, PA 19464.

Manatawny Village Sales hours are Thursday to Sunday 11 a.m. to 3 p.m.

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NEW CONSTRUCTION

Move into the Baldwin Model this fall

Model available at Brookshire in Zionsville, Lehigh County

The Baldwin at Judd Builders' Brookshire community is ready for move-in this fall! Located on the border of Berks and Lehigh Counties, Brookshire offers brand new, luxurious, single-family homes in a quiet, rural setting with breathtaking mountain views. Not only are the homes and views spectacular, the location is great — it's close to Routes 100 and 29, and just minutes away from the Pennsylvania Turnpike, Route 78 and Route 22. Call

610-965-7808 to schedule a visit.

The fabulous Baldwin model features four bedrooms, 2.5 bathrooms, three-car side-entry garage and 3,400 square feet of living space. The gourmet kitchen includes many upgrades, as well as granite countertops and hardwood flooring. The luxurious owner's suite has a volume ceiling, two walk-in closets and a lavish bathroom. This spectacular home is priced at an \$508,367 and is available in 30 days.

Homebuyers looking for exceptionally well-designed, single-family homes from a trusted builder will certainly find it at Brookshire. The community offers seven single-

family home floor plans ranging from 2,800 to 4,542 square feet of living space and offers an open floor plan, generously sized rooms, 9-foot first-floor ceilings, four to five bedrooms, two to three baths and a two- to three-car garage. The homes also include gourmet kitchens with state-of-the-art appliances, a center island and 42-inch cabinets, spacious family rooms and luxurious owner's suites. Homes are priced starting from the upper \$300,000s.

One of the most distinctive features of this community is the amazing view. Located on gently rolling hills, the community provides a picturesque view of wooded mountains — gor-

geous every season of the year.

Brookshire is also in proximity to shopping and entertainment. The community is within 30 minutes of the Lehigh Valley Mall and the South Mall in Allentown, as well as Brookside Country Club or the Saucon Valley Country Club. For family fun, it's not far to Dorney Park and Wildwater Kingdom or Arnolds GoKart and Family Fun Center.

The sales office is located at 6460 Granville Road, Zionsville, PA 18092, and is open Monday and Thursday through Saturday from 11 a.m. to 5 p.m. and Sunday from noon to 5 p.m. For more information, contact Norma Coy, commu-



nity sales manager, at 610-965-7808 or visit www.juddbuilders.com.

Judd Builders, a division of the broad-based DePaul Group, was founded in the late 1950s as a builder of custom homes in and around Philadelphia. Over their 50-year history, Judd Builders has earned the reputation as a skilled and conscientious

planner of communities that is sensitive to the contemporary environmental issues as well as the concerns of all homebuyers. Today, Judd Builders offers high quality, award-winning homes designs in the most desirable locations. For more information on the company and its communities, visit www.juddbuilders.com.

FOR SALE



\$79,900 – MLS #6828062

Beautifully maintained 3 BR, 1.5 BA semi located in Walnut Hill. Updated oak kit, rear & front porches, lg. foyer, 3-4 off street rear parking, fully fenced-in rear yard. 3rd flr could be a potential for a lg 4th BR or playroom.

For additional information on this property. Please contact
The (Liz) Egner Group @ RE/MAX of Reading
610-670-2770, Ext. 3016



1150 Brooke Rd., Pottstown 19464

Rosedale Stone Rancher - Stately stone ranch with 3 beds 2.1 baths formal living room, dining room, media room and granite kitchen. Extra large room sizes and plenty of closet space. Heated floors. **\$349,900**

**RE/MAX
Synergy**

Gary Buck
Office- 610-385-0090
Direct- 484-645-3482



2 Mimosa Circle, Douglassville

\$279,900

Pristine two story colonial, 4 BRs, 2 full & 2 half baths, first fl office, sun room w gas fp, fam rm w gas fp, finished basement, whole house gas generator, vaulted ceilings.



Margaret M Schickling,

RE/MAX 440-Skipack

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HOMES

Four smart reasons to upgrade your home security system

Brandpoint

Think of what has changed forever in the

span of a decade. How do you watch movies at home? You've replaced the DVDs with digital streaming.

How do you send a picture of your kids to your parents? You skip the printing and post it on social media

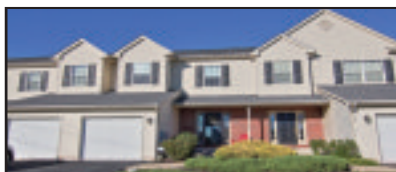
or send a quick text.

Another thing you can add to the list of next generation living is home se-

curity. If you install a new system in your home today, you'll find it easier to secure and control your

home, while burglars will find it harder to pull off a home heist.

SYSTEM » PAGE 13



**114 Crooked Lane
Gilbertsville, PA 19525 \$235,000**

Gorgeous Windlestrae townhome! 3BR, 2.5BA, open floor plan, massive kitchen, finished basement, large master suite, 9' ceilings & a garage! Low taxes! Boyertown Schools!



**402 Penn's Lane
Douglassville, PA 19518 \$239,900**

LOW TAXES! Updated 4BR, 2.5BA Westridge single. Over 2,100 sqft, large rooms, master suite w/ full bath, newer composite deck and newer mechanicals! Convenient location!!!



**2110 Harmonyville Road
Pottstown, PA 19465 \$459,900**

Gorgeous 6.3 acre Chester County property with 2 story barn and stocked POND! Far too many amenities to mention! Possible in-law potential. OJR schools!



www.realestatepros.net

Jennifer Davidheiser Realtor

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treat you like family!**

**We have programs, services and
experience to get the job done!**



239 S PINE ST. ELVERSON
Summerfield, Contemporary, Carriage home. 4BR, 2 baths, 2 Pr's. 2c. garage. Geothermal heat.

\$285,900

Chris James Hector Realty
610-933-7592



1203 S RAPPS DAM RD.
Phoenixville, 13yr, 3br, 2.5 Bath, 2c garage, C.Air. 2/3 Acre.

\$399,900

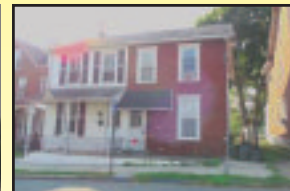
Chris James Hector Realty
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272 NEW ST. SPRING CITY
4br, 2 bath, Brick Twin, 1 car detached garage, Newly remodeled.

\$189,900

Chris James Hector Realty
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258 CHESTNUT, SPRING CITY
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www.rotelle.com



Incentives are a limited time offer, may be withdrawn at any time without prior notice. Please see site agent for details. Information subject to errors, omissions & changes without notice. Not responsible for typographical errors. Rev. 9/29/16

NEW CONSTRUCTION

Big demand for homes at the Reserve at Bally Springs

Model home grand opening set for Oct. 29

With the construction of new homes underway at The Reserve at Bally Springs, the intersection of Gehringer Road and Joy Circle in Bally is undergoing a major transformation.

Eighteen of the 44 available Rotelle Development Company homes are already under contract, and the company is planning a grand opening of its beautifully appointed model home on Oct. 29. All are welcome!

Buyers will have 10 different floor plans to choose from, ranging in size from 1,500 to 4,000 square feet of living space. And there's a home style for every budget and preference, including ranch, Cape Cod and two-story custom home styles with three and four bedrooms and first-floor mas-



ters and in-law suites. For the design of this new community, Rotelle has tapped into today's hot trend of craftsman-style elevations and façade trim details, as one of the options buyers can choose from.

Just minutes from Route 100 in the award-winning Boyertown Area School District, each home will be situated on picturesque

one-half to three-acre building lots with breathtaking mountain views and a grand on-site recreational area complete with a large playground, basketball and tennis courts.

Incredible Builder Incentives

But homes are moving fast with pre-construction single-family home plans starting at \$254,900 and incredible limited-time builder incentives that include \$15,000 in free options, \$5,000 in seller assist and free finished basements in nearly all models. With financial incentives like these, buying a home at The Reserve at Bally Springs becomes the obvious, affordable choice.

According to Peter Rotelle, president and owner of Rotelle Development Company, "Bally Springs is a fantastic community located in the right place, at the right time, at the right price. It's without a doubt the best value in the area. We have designed a living community that offers space, price points and design options that will resonate with a diverse group of home buyers," said Rotelle.

First-time buyers work-

RESERVE » PAGE 11



185 Hoffmansville Rd., Barto Reduced! \$349,900

1876 Brick colonial with rocking chair front porch! 2 story Great room addition with hardwood floors, full bath and loft. Brick patio and covered rear porch overlooking the inground pool, gardens and fields! Country kitchen with island. 4 Bedrooms. Fantastic outdoor space with gorgeous pool house or in-law suite w/covered porch, heat, full bath & kitchenette! Fronheiser in-ground pool with large stamped concrete patio. Great home for entertaining in all seasons! 40X30 pole barn with electric & garage openers is great for hobbyists or storage. Exterior painted in 2015, many interior rooms just painted, PUBLIC SEWER! Boyertown SD. MLS#6762239

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Reserve

FROM PAGE 10

ing with Rotelle will quickly discover that building a home with personalized amenities is both attainable and affordable.

For buyers looking to build a home that will accommodate their growing families for years to come, Rotelle offers creative designs and customized floor plans to set the stage for future needs.

And for folks ready to downsize, the community offers smaller lots for one-story ranch-style living.

So for buyers currently looking for a home in the Boyertown area, Rotelle advises them to look no further.

“You won’t find any other community that can offer Bally Spring’s winning combination of affordable, stylish homes on large lots with striking countryside views.”

A Personalized Home Buying Experience

Rotelle Development Company, a premiere home builder and environmentally responsible land de-

veloper, has been designing and building quality homes for nearly 30 years. The company has been at the forefront of innovation when it comes to delivering a highly personalized, educational experience that makes building a custom home attainable, simple and stress-free.

The company recently opened Rotelle Studio(e) in South Coventry, Pa., a one-of-a-kind design studio where a Rotelle in-house architect, interior designers and lot specialists guide home buyers every step of the way: from choosing the ideal location, to selecting the perfect house plan and custom design features, to advising them on financing.

This inspiring studio setting with an emphasis on buyer education ensures that Rotelle customers are well-informed, well-served and protected against risk. The entire process — from initial conversation to finished product — includes a guarantee that the new home will be delivered on-time and on-budget.

“Studio(e) is just the latest example of how we as a company have invested an incredible amount of time, money and resources over

the years to develop our unique brand and distinctive buying experience for our home buyers,” said Rotelle.

Call Or Stop By To See For Yourself

Rotelle Development Company and Studio(e) have teamed up with real estate specialists Keller Williams Realty Group and Terese Brittingham, owner/broker. Keller Williams Realty Group is located at 542 N. Lewis Road in Limerick. Brittingham can be reached at 610-792-5900.

The Reserve at Bally Springs is open Friday and Saturday from 11 a.m. to 5 p.m. and is located at the intersection of Gehringer Road and Joy Circle in Bally. Please call Cyndi Yaeckel, site agent, for more info or to set an appointment at 215-272-4122.

Rotelle Studio(e) is located at 1011 Ridge Road in South Coventry. Hours are Monday to Friday 8 a.m. to 5 p.m.; weekends 10 a.m. to 5 p.m. Call the Studio directly at 610-422-1000 for more information or visit the Studio(e) website at <http://studioehomes.com> to learn how Rotelle can help you build your custom



Rotelle Development Company recently opened Studio(e) in South Coventry, Pa., a unique studio setting with an emphasis on buyer education. Surrounded by creative inspiration, buyers are guided every step of the way by a Rotelle in-house architect, interior designers and lot specialists who help them choose the ideal location, house plan and custom design features and advise them on financing.

Carefree 55+ Living in the Scenic Oley Valley








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FARMS**

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NEW MODELS COMING SOON!



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*Offer is valid for a limited time. Call sales manager for more info. Prices and features subject to change without notice.





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55+ LIVING

Douglass Village: Over 55 never felt so good!

DOUGLASS, BERKS COUNTY » Leisurely living has been elevated to a whole new level with the unveiling of new models at Douglass Village, artfully designed to provide the best in amenities to discriminating buyers age 55 and over, while understanding the importance of lifestyle, comfort and flexibility to make changes to accommodate buyers. Douglass Village is an award-winning community that is rapidly becoming Berks County's most coveted place to call home.

This unique manufactured-home community features spacious single-family homes in nine appealing models, all with single-level floor plans for care-free, independent living. Choose from two-, three- or four-bedroom designs, each offering two baths and a roomy and convenient country kitchen that is standard in most models; 27-foot family rooms and 27-foot front or rear porches can be added to give that special custom

touch. All Douglass Village homes are beautifully outfitted with high-style Whirlpool appliances with gas or electric ranges standard.

These charming Energy Star Certified homes offer 90-plus high-efficient gas heat, public water and sewer and impressive 2-by-6-inch construction. Each Douglass Village residence features a garage that is standard, providing homeowners with extra space for bikes, sporting equipment and hobby supplies that are a part of a busy and active over-55 lifestyle. Two- and three-car garages and extra storage space can be added on some models.

Priced from an affordable low \$100Ks, the homes at Douglass Village are within reach in every possible way.

A newer clubhouse is fully equipped with a fitness room; a comfortable game room with flat-screen TVs, shuffle board and card tables; a library room for your reading pleasure; and a large gathering room with full kitchen to be used by

residence for community parties and personal use. A sparkling heated pool lends vacation ambiance that Douglass Village residences can enjoy all summer long.

Located near major highways, this beautiful 55-plus community provides easy access to shopping areas, malls, outlets, health facilities and cultural centers in Berks, Chester and Montgomery counties and well beyond.

Learn more about Douglass Village, a quality manufactured-home community, by calling the sales office at 610-323-4583 or visit between 11 a.m. and 4 p.m. Tuesday through Sunday. Also you can call the broker's office at KELLER WILLIAMS REALTY GROUP at 610-792-5900 ext. 208.

Directions: From Colleagueville, Route 422 West, Stowe exit. Left at first light (High Street). Make right at second light (Broadmoor Blvd.) into community.

We look forward to making your experience a pleasurable one.



REAL ESTATE PROFESSIONAL

RE/MAX Achievers welcomes another producing sales agent

John E. Ohler, broker/owner, welcomes Cindy Royer to RE/MAX Achievers real estate of Pottstown & Collegeville.

When you think of real estate in Montgomery County, think of Cindy Royer!

Cindy has relocated her place of business to RE/MAX Achievers Inc. of Pottstown & Collegeville.

Cindy has been a licensed Realtor for over 13 years. Historically, Cindy's sales trends have produced multi-million dollar results. From her new construction sales to real estate resale experiences, Cindy offers a diverse résumé packed with real estate services.

Cindy's past client, Ms. Ellis, shares, "Cindy Royer is such a good Realtor. She not only listened to exactly what we wanted in buying our new home, she made sure that we understood the house buying process and all that it entails. She kept us busy with viewing homes, and though sometimes it can be discouraging, she kept our attitudes positive. She is understanding and knowledgeable, and I would recommend her to anyone buying a home. I feel like we made a friend in Cindy."



Cindy Royer

Cindy's 13-year real estate portfolio includes residential re-sale, new construction, buyer agency, seller agency, structural & design skills, contract compilations and real estate buy-improve-resell strategies.

Cindy's marketing plan focus is online advertising and awareness. Check out her online profiles on Facebook.com, LinkedIn.com, Twitter.com and Zillow.com. If you'd like to learn more about real estate and related topics, log on to www.CindyRoyer.Re-maxagent.com.

Professionally, Cindy has earned Multi-Million Dol-

lar sales status. Cindy has equipped herself with a team of professionals and has "go to" resources for financing, title, conveyancing, marketing and home improvement and repairs. Cindy prides herself in her personal communications with clients. Her number one business asset is her commitment and quality of customer service.

Cindy's RE/MAX affiliation involves her with charitable organizations, Children's Miracle Network and the Komen Foundation Race for the Cure. Collectively, these charities have collected over \$100 million in RE/MAX donations.

No one sells more real estate in the world than RE/MAX. Now is a great time! RE/MAX Achievers serves the community from two locations: Collegeville — 1425 S. Collegeville Road (Route 29), 610-489-5900; Pottstown — 2060 E. High St., 610-326-1200. Log on to AchieversPA.com for more information.

Whether buying or selling, contact Cindy Royer and let her real estate experience go to work for you. Cindy can be reached at 21- 262-4298 or CindyRoyerProperties@gmail.com.

cies and wireless communication that can't be defeated by a semi-savvy burglar with wire cutters.

"A next-generation security system combines state-of-the-art protection with the convenience of smart home technology," says Matt Zartman of Alarm.com, a smart home security technology provider. "It's easy to use, whether you're at home or away, and it does much more for you than a traditional system can."

Here are few changes Zartman has seen:

Smart features: One of the biggest challenges with traditional security systems is forgetting to arm the system. Once you leave home, you have no way to control it. Thanks to smartphone apps, that's all changed. You can arm a modern security system with a tap on the screen of your smartphone, whether you are upstairs in bed tucked in for the night or hundreds of miles away

SYSTEM » PAGE 18

DOUGLASS VILLAGE

Open Tuesday through Sunday 11am-4pm

New Lots NOW Available



Active Adult Over 55+ Community
New Construction • Priced from low \$100's*
Over 55 Never Felt So Good!!

**Exciting new floor plans,
 3 car garage now available***

- 2 & 3 BR homes, 2 full baths, 1 car garage standard
 - 13 appealing layouts
- Clubhouse with heated pool, large gathering room, library and fitness center

DIR: Rt. 422 W to Stowe Exit – L at 1st light onto W High St, to 2nd light (Broadmoor Blvd), R Douglass Village to Sales center

*Prices subject to change based on Model chosen

*on select models

kw REALTY GROUP
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Office 610-792-5900 • Sales Center 610-323-4583
www.douglassvillage.com

System

FROM PAGE 9

Today's best security systems come with smart home technology and a mobile app, which allows you to remotely control your system as well as other devices like locks, lights, video cameras and even your thermostat. Modern systems also offer enhanced protection from crime, with professional monitoring for emergen-

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ACTIVE ADULT COMMUNITY

Two new model home designs coming soon

Judd Builders is excited to announce The Grayton and The Hampton, two brand new model home designs available soon at Meadow View Farms, a 55+ active adult community in historic Oley Township, Berks County, Pa.

At 1,188 square feet, The Grayton model features a lavish first-floor owner's suite, an open living and dining area with gourmet kitchen leading to a breakfast nook, an additional bedroom and bath on the first floor and a two-car garage. An optional loft and third bedroom and bath are available on the second floor. The Grayton model is available in Manor or Traditional style exteriors.

At 1,625 square feet, The Hampton model welcomes you into a foyer leading to the great room with optional fireplace, dining room, gourmet kitchen and breakfast room. A luxurious owner's suite with walk-in closet and additional bedroom and bath are located on the first floor. The home also features a two-car garage and plenty of storage space with an optional loft, attic and third bedroom and bath on the second floor. The Hampton model is also available in Manor or Traditional style exteriors.

Priced from the low \$200s, the single-family homes at Meadow View Farms are beautifully designed for an active lifestyle, as well as energy efficiency. The highest quality materials and workmanship are used in their construction. Meadow View Farms is a milestone in luxurious, active adult liv-



ing set in the rolling hills of Berks County. Unlike some other 55+ communities, you own your home and the land at Meadow View Farms.

Our elegant and welcoming community center is the perfect place to host a birthday party, meet the grandkids for lunch, play a hand of cards with new friends, browse the internet in the business center or stay in shape at the well-appointed fitness center. The Oley Valley offers a peaceful, yet convenient location with easy access to recreational activities and area attractions. Enjoy the outdoors, the arts and the area's rich local history, while living a carefree, satisfying lifestyle. With most typical home and yard maintenance chores out of the way, your time is finally your own!

Discover the beauty of truly carefree living in the scenic Oley Valley! There's never been a better time to purchase a brand new home and get super savings at Meadow View Farms! For a limited time, take advantage of special pricing on your dream home. Contact Tim

Bambule, community sales manager, at 610-987-0422 to learn more about this special \$30,000 offering!

The sales office is located at 7 New Hope Boulevard, Oley, PA 19547, and is open Monday and Thursday through Saturday from 11 a.m. to 5 p.m. and Sunday from noon to 5 p.m. For more information, contact Bambule or visit www.juddbuilders.com.

Judd Builders, a division of the broad-based DePaul Group, was founded in the late 1950s as a builder of custom homes in and around Philadelphia. Over their 50-year history, Judd Builders has earned the reputation as a skilled and conscientious planner of communities that is sensitive to the contemporary environmental issues as well as the concerns of all homebuyers. Today, Judd Builders offers high quality, award-winning homes designs in the most desirable locations. For more information on the company and its communities, visit www.juddbuilders.com.

COMMITTED TO COMMUNITY

RE/MAX Achievers launches food drive, toy drive

In keeping with RE/MAX Achievers Real Estate annual goals — “Support our community where we live and work” — we proudly announce our 2016 Thanksgiving and December Food Drive and Holiday Toys for Tots Drive.

The local community has supported RE/MAX Achievers Real Estate offices since 1987. RE/MAX Achievers Real Estate team is saying thank you again to the local communities for their continued support by giving back.

In October, November and December, RE/MAX Achievers on Route 29 in Collegetown and 2060 E. High St. in Pottstown are collecting canned goods and dry food for local shelters. There are over 450 families in the area that are in need of food for their Thanksgiving dinner. Every No-

vember since 2001, RE/MAX Achievers has been donating 25 turkeys and over 300 canned goods to the local food shelters. In December 2015, RE/MAX Achievers donated nearly 12 grocery carts of food to a local shelter. Once again, the real estate company is extending the invitation to the public. RE/MAX Achievers kindly asks the community to check their pantries and donate their canned goods and dry food products to the cause.

In December, RE/MAX Achievers Real Estate will collect Toys for Tots. RE/MAX Achievers will collect the items at the offices located on Route 29 in Collegetown and 2060 E. High St. in Pottstown. There are hundreds of families that will not have the financial ability to provide gifts to their

family during the upcoming holiday season. Since 2008, RE/MAX Achievers Real Estate has adopted families and provided gifts for families each holiday season. We are reaching out to our local communities and asking the community to consider donating a new toy for this holiday season cause.

If you would like to participate in any of the above, please visit one of our branch offices: Collegetown — 1425 S. Collegetown Road (Route 29), office: 610-489-5900; Pottstown — 2060 E. High St., office: 610-326-1200; on the web: Achieversoffice@AchieversPA.com.

RE/MAX Achievers is eager to assist you with all of your real estate needs whether buying, selling or investing! All of the best for a happy holiday season!



SUBMITTED PHOTO — RE/MAX ACHIEVERS

RE/MAX ACHIEVERS holds the annual Thanksgiving food drive last year. Pictured are, from left, Nicole O. Roman, vice president; John E. Ohler, broker/owner; Suzanne Jurenko; Michael Richter; Scott Tomlinson; Marcia Singh; Brent Harris; Don Peters; seated in front: Kathy Cicala; Donna Russell; Nancy Peters.

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From King of Prussia: Take Rt.422 West to Royersford Exit, turn Right on to Township Line Rd., Left on to Ridge Pike. At 2nd light turn Right on to Sunset Rd. After 3/4 of a mile turn left and then turn right to stay on Sunset Rd. Follow 3/4 of a mile to model home on left.

Contact Lucy Arnold at 610.213.3202 to arrange an appointment.

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COMMITTED TO COMMUNITY



SUBMITTED PHOTO — RE/MAX ACHIEVERS

RE/MAX Achievers team members participate in the Miracle Jeans Day. Pictured are, from left, Melinda Bastable, Kathy Cicala, Paula Pierce, Nicole Roman, Lori Leister, Nancy Peters, Patty Kerridge and Mike Richter.

RE/MAX Achievers supports Children's Miracle Network

RE/MAX Achievers is committed to its goal: "support our community where we live and work."

On Sept. 14, RE/MAX Achievers of Collegeville and Pottstown participated in their second annual Miracle Jeans Day in support of the Children's Miracle Network.

The Achievers team wore their favorite jeans to work and made financial contributions to show their support for the kids treated at the Children at Children's Hospital of Philadelphia.

RE/MAX Achievers' generosity helps CHOP consistently rank as one of the top children's hospitals in the nation and exemplifies the company's commitment to the future of CHOP.

From research advancements to facilities expansion to pioneering clinical care, so many life-chang-

ing moments that take place can be attributed to the generosity of donors like RE/MAX Achievers.

John E. Ohler, broker/owner, recently announced that RE/MAX worldwide has raised over \$110 million for Children's Miracle Network. With over 100,000 affiliates, no real estate franchise has raised more money for CMN than RE/MAX.

Every year, RE/MAX Realtors donate a portion of their earned commission to Children's Miracle Network. RE/MAX Achievers, Inc. has been a corporate sponsor since 1992, raising over \$300,000. Funds raised through Children's Miracle Network throughout the Philadelphia region are earmarked for patient care programs like the Child Life and the Education Department at Children's Hospital of Philadelphia.

In addition, RE/MAX

Achievers has been generous with their time and talent in their support of the Children's Miracle Network. Each year in the fall, RE/MAX Realtors volunteer their time at the OLD-IES 98.1 CMN Radiothon and also support the Children's Miracle Network Miracle Jeans Day.

If you would like more information on how to donate to Children's Miracle Network at The Children's Hospital of Philadelphia, please call 215-590-7002.

RE/MAX Achievers is eager to assist you with all of your real estate needs whether buying, selling or investing! You can contact us at our two offices located in Collegeville — 1425 S. Collegeville Road (Route 29), office: 610-489-5900; Pottstown — 2060 E. High St., office: 610-326-1200; on the web: Achieversoffice@AchieversPA.com.

HOMES

Some secrets to building the best media room in your home

Statepoint

There was a time when only a few could afford a large screen television. The resolution was clunky, the sound poor and the cost high. But over the past decade, technology has advanced so remarkably fast that today a 60-inch television with unbelievably crisp resolution is within many people's budget.

Add to this the fact that tickets for movie theaters are more expensive than ever, and it makes sense why more people are building a home theater in their house. With some planning and amazing electronic toys, it's possible to create a media room that delivers theater-quality sound and visuals. And you can enjoy it in more

comfortable seats and without obnoxious strangers interrupting the show.

But 4K televisions, surround-sound speakers and bass cannons are only part of the overall experience.

To compliment these electronics features, you need the right setting to amplify the experience. This means taking the time to design a proper media room that enables your equipment. These five indispensable tips will help you do just that.

1. A great media room begins with the right walls. Incredibly strong, Habito(TM) drywall is able to hold up to 30 pounds on a single screw. This drywall does away with wall mounts and the need to find a stud, allowing you to mount your speakers,

television or screen exactly where you want them to go.

2. Paint wisely. While what color you choose for your room will be based off personal preference, aim for earthy, neutral colors that minimize glare. To help

draw the focus of the room toward the screen, many paint the wall a burgundy or maroon.

3. Great sound is a result of more than speakers. Designing your room with acoustics in mind

is key. Hard surfaces create a sharp, echoing quality to the sound. To avoid this, your media room should be carpeted and instead of hard blinds, use sound dampening curtains to help enhance the sound

and keep out the sun. The density of Habito drywall also contributes to reduced sound transmission between rooms, helping to create separation between your media room and the living area of the home.

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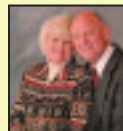


247 Prospect St, Pottstown
\$162,000

Spacious cape cod, 4 Beds, 2.1 baths in the North End. Convenient location. Covered porch, wood floors, brick fireplace. Great Room with vaulted ceiling. Lots of storage, plus a garage! GL417

DIR: From High St & Hanover, N on N Hanover St to R on Prospect St. Home on Left.

Hosted by David & Diane DeLong
"Spouses Selling Houses"
610-858-0267



OPEN SUNDAY 1-3 PM



2310 Swamp Pike, Gilbertsville
\$237,000

Beautiful ranch home, 3 bds 2 baths. Finished bsmt w/ stone fireplace. 2 car garage, hdwd flrs, screened porch, many upgrades. Move right in! GL101

DIR: From Gilbertsville, Swamp Pk East to home on Right.

Hosted by Matthew Kennedy
610-304-8340



Sunday October 23 • 12-2 PM



812 W. 8th St, Birdsboro
\$217,900

Fully renovated, 3 Bedroom, 2 full Bath Bi-level in Daniel Boone with lots of extras and inclusions. 1800+ sq ft of well situated living space. Gorgeous 40 foot paver patio with a built-in stoned front granite topped BBQ and fireplace. Must See! **6862125**

Hosted by: Melissa Newkirk

Directions: Rte 82 Birdsboro, Right on W. 1st St, Left on Jefferson, Right on W. 8th St. Property on Left

Sunday October 23 • 1-3 PM



1049 Queen St, Pottstown
\$78,900

Enter this spacious & bright Pottstown Twin through the covered front porch. There is a lg Living Rm, Dining Rm, half Bath and nice size Kitchen. The door off Kitchen leads to back yard area and 2 car garage. Upstairs are 3 BRs and a full BA. Third floor offers add'l living or storage space. **6823473**

Hosted by: Susan Wert

Directions: West on High St toward Willow Rd., Left onto South Price St (St. James Lutheran Church is on the right), first Right onto Queen St, Property on Right.

Sunday October 23 • 1-3 PM



433 Cherry St, Pottstown
\$115,000

This all Brick 3-4 BR Single home is located on a lovely tree-lined street. From covered front porch, enter into a charming Living Rm that leads into the formal Dining Rm. Huge Kitchen leads to private patio. Bedrooms are nice in size and the finished attic would be great as an office, playroom or bedroom. There is a lg backyard which is fenced, a garage and 2 car off street parking. Pottstown S.D. **6819074**

Hosted by: Barb Borger

Directions: High St to Franklin, L onto Cherry, Prop on L.

Sunday October 23 • 1-4 PM



273 Concord Dr, Pottstown
\$275,000

Upper Pottsgrove Twp. custom built brick and aluminum Rancher. Country Kitchen, formal Dining Room, Living Room with fireplace and cathedral ceiling. Den, 4 BR, 2.5 BA, Family Room with fireplace. Oversized 2 car garage. **6765539**

Hosted by: John Waclawsky

Directions: From Pottstown: Rte 663 N, bear Left onto Orlando Rd., Left onto Continental, Left onto Concord.

Sunday October 23 • 1-3 PM



444 Mt Vernon St, Pottstown
\$219,900

Delightful 4 BR stone Rancher for graceful living in Rosedale neighborhood. Large Kitchen, great work space, huge den to enjoy many Holiday get-togethers, private BR/BA for guests. Formal Living Room, Dining Room and 3 large BRs. H/W floors throughout. Rich trims and finishing touches too numerous to mention. Enjoyable to show! **6625528**

Hosted by: Betsy Bellantoni

Directions: : High St to R on Wilson, R on Mt. Vernon.

Sunday October 23 • 1-3 PM



1637 W. Philadelphia Ave, Boyertown
\$168,000

3 BR, 1.5 Bath Boyertown Stone beauty dating back to 1840 with the modern conveniences of today. Deep window sills, open beam ceiling, wooden floors and an open hearth walk-in Fireplace convey evidence of days gone by. **6827746**

Hosted by: Vanessa Deskie

Directions: From intersection of Rtes 73 and 562 in Boyertown, South on 562 to House on Right (4.5 Miles).

REAL ESTATE

Make your home feel bigger without adding space

Statepoint

Party balloons, elastic waistbands and the universe - for some things, expansion is easy. When your home is too small, however, it's not always possible to expand it.

Whether you live in a suburban townhouse, an urban condo or a big, modern single-family home on a tiny lot, chances are good expanding just isn't in the cards for your home. Many Americans are in the same situation, and they're seeking creative ways to maximize the utility of the space they have.

Here are some ideas for improving the functionality and

appearance of your space without adding a single (and costly) square foot to your home's footprint:

Make it look and feel bigger. A space that's crowded with stuff, filled with large furniture and decorated in dark hues will feel tight and oppressive no matter how big the room is. Decluttering, lightening up your decor and right-sizing furniture are three of the easiest ways to make your home feel bigger and work better. Replace dark drapes and carpets with lighter colors, paint the walls in pale neutral hues, and ditch the sectional that dominates three walls of your small living room.

Next, look up. Natural light

can help a space feel bigger and brighter, and modern skylights, like those from Velux America, make it easy to bring natural light into virtually any room.

A before/after video of a Charlotte, North Carolina home illustrates the dramatic difference simply adding skylights can make. Visit <https://vimeo.com/176301240> to view the video.

There are also a number of traditional skylight solutions, including light wells from attics to ceilings below, for spaces without direct roof access.

Skylights are also great sources of natural light in rooms where privacy is important, such as the master bath-

room. What's more, Energy Star-qualified, solar-powered, fresh-air skylights provide natural light and passive ventilation without requiring you to give up any precious wall space.

Add solar-powered blinds in designer colors and patterns to solar skylights, and you can control the amount of light entering a room with the programmable touchpad remote control. Even more - homeowners can receive a 30 percent federal tax credit on solar skylights, blinds and installation costs.

For rooms without direct roof access, another option could be Sun Tunnel tubular skylights that funnel nat-

ural light from the roofline into spaces below. These models also have optional light kits that make them functional 24/7. Visit www.whyskylights.com to learn more.

Finally, it may be possible to remove a non-load-bearing wall between rooms to create a more open space. For example, if your kitchen is partitioned off from the family room, removing the wall between the spaces - or even half of it - can make both feel bigger. Have an unused bedroom adjacent to your master bedroom? Removing the wall between the rooms can give you an impressive master suite.

RECLAIM UNUSED SPACE

Virtually every home has some space in it that's not being used. Finishing a basement or attic can be a cost-effective way to increase your home's living space without adding to its footprint. Basement finishing systems make it easier and faster than ever to create a comfortable and attractive space below ground, while fin-

ishing an attic may be as simple as adding insulation, sheet rock and skylights or roof windows.

Another option might be to increase your entertainment space by converting a patio or deck into a sun room. Gaining that space as living area can allow you to reconfigure other areas inside your home for greater utility. For example, a finished, enclosed patio can function as your family room, allowing you to use all or part of the old family room to expand your kitchen and add a powder room.

USE EXISTING SPACE WISELY

Finally, use the space you do have more efficiently by designing rooms that multitask - such as a home office/guest bedroom combination or guest room with the closet converted into a work space. If you're like most Americans, you store stuff in the garage. Adding organized storage such as shelves and cabinets can help optimize the space and maximize the amount you can store there.

OPEN HOUSES

Open Sunday, October 23rd • 1-4 PM



106 Gun Club Road, Barto

Fantastic Log House on 7 Acres. Random width peg flrs, beam ceilings. Dramatic 2-story post & beam addition. Spacious open design, KT features granite counter tops, oak cabinets, 6 burner cooktop, dbl oven, large center island, breakfast nook. 1st flr FR, finished basement, multi-level deck areas, 2 covered porches, gazebo, all in a private, peaceful setting. MLS #521522 and Trend #6800911. Dir: South on Rt. 100, right on Seisholtzville Rd, left on Gun Club.

\$499,000

Hosted by: **Dave Rooney**
484-347-4126
610-398-0411



☕☕☕ **COFFEE TALK**

SUNDAY 1-3

ASK THE RESIDENTS



SANATOGA RIDGE COMMUNITY

2461 E. High St.
Pottstown, PA 19464
610-326-6282
SanatogaRidge.com
HOMES AVAILABLE
\$105,000-\$307,000

Kelly Real Estate Inc.
OPEN HOUSE SUNDAY 1 - 3



5 Acre Gilbertsville Farmette
323 Gilbertsville Road

Beautifully upgraded & expanded 4 Bedroom, 2 Bath Farmhouse on 1.5 or 5 acres. Giant Ehst custom country Kitchen. Oversized Family Room. Open floor plan. Deep window sills. Central air. Large Trex deck. 2-story, 3 bay Garage. Open fields. Potential for horses.

\$275,000 on 1 1/2 acres; \$325,000 on 5 acres with extra building lot included.

Directions: Rt. 100N to right on Grosser Road to left on Gilbertsville Road
610.369.3600

System

FROM PAGE 13

on vacation.

Real-time news: An older system would only alert you when an alarm was set off. Today's systems can alert you to a range of events via your smartphone. For example, you can get an alert when your kids arrive home, when a trusted contractor opens your smart lock, or when a video camera detects motion. You can also get notifications when something inside your home is accessed, such as a safe or a locked cabinet.

Upgraded protection: Older phone and cable-based security systems are easy to defeat because a burglar can cut the wires

outside the home. The best modern systems use a wireless cellular connection to communicate. Even if your power is disabled or WiFi signal goes out, your home security system keeps you safe and connected.

Other emergencies: Tied into modern security systems is the ability to detect other emergencies in your home, such as detecting smoke or a carbon monoxide leak. They are even capable of alerting you when a water pipe bursts, so you can take action to prevent costly water damage.

If you are interested in learning more about modern security systems and how they keep your family safer and more connected when you are away, check out Alarm.com's Smarter Home Security systems at www.alarm.com/blog.

REAL ESTATE

Top energy-efficient housing features every new homebuyer should know

Statepoint

Most Americans want an energy-efficient home, and they're willing to make the necessary changes to help improve efficiency, whether it's changing their habits or buying more energy-efficient appliances. But reducing energy bills and making your home more efficient doesn't just begin with remembering to switch off lights in empty rooms or paying top-dollar for newer appliances.

"Energy efficiency has to start when a home is being built," says Kevin Clayton, CEO of manufactured home builder Clayton Homes. "If you're buying new construction, it's important to look for a home that's built with energy-efficiency in mind during the home design stage. Those additional features will have a great impact on a home's overall efficiency."

As demand for greater energy efficiency has grown, the

concept of more resourceful design has moved from the realm of luxury homes into the mainstream, Clayton notes. "You no longer have to buy a mansion to get an energy-smart, sustainable home. Manufactured homes are very energy-efficient and it's easier to add energy saving features when the home is being constructed in a climate controlled environment."

If you're in the market for a new home, here are energy-efficient design features to look for:

SUPERIOR INSULATION

Insulation doesn't just keep a home warm in the winter. It should also help keep it cooler in the summer, and help central air-conditioning units operate more efficiently. The R-Value of insulation tells you how well it will be able to resist heat transfer, and a higher R-Value means better heat re-

sistance. To properly protect a home, builders may use a combination of insulation types, such as batt and blown insulations packed into ceiling, wall and floor cavities.

LOW-E WINDOWS

Windows can be a significant source of heat transfer in a home, allowing heat to enter rooms in the summer and escape in winter. Low-emissive (Low-E) windows hinder heat transfer while still allowing daylight to pass through. Not only can Low-E windows help A/C units operate more efficiently, they can also prevent fading of fabrics, floor coverings and furniture from sunlight entering a home.

AIR MANAGEMENT

Air leaks can increase heating and cooling costs for a typical existing home in the United States by an average of 15 percent, according to the Environmental Pro-

tection Agency. A newly constructed home with properly sealed ductwork inside and tight airway leading outside can help reduce your energy bills.

Minimizing air leaks begins with tight construction in which all the joints where walls, floors and roofs come together are properly sealed. Weather stripping around doors and windows reduces air flow and prevents dust from entering. Inside, duct work should be properly sealed to prevent air leaks and condensation, and tested to ensure no leaks occur.

WATER HEATING

The U.S. Energy Information Administration indicates that according to a 2009 Residential Energy Consumption Survey, water heating can account for nearly 20 percent of a home's total energy use. Modern, energy-efficient water heaters can heat the same amount of water as older models, while using less energy. If you're having a home built for you, ask the builder about installing an energy-efficient water heater. Clayton Homes use water heaters with thicker side walls that have higher insulation

values and are better at retaining heat.

SMALL, YET SIGNIFICANT STEPS

Some steps that seem minor can actually add up to much greater energy efficiency long-term. For example, installing CFL (compact fluorescent light) bulbs rather than traditional incandescent bulbs wherever possible can help reduce electric bills. CFLs use less energy to produce the same amount of light as incandescent bulbs, and can last much longer.



BRANDPOINT

Most Americans want an energy-efficient home, and they're willing to make the necessary changes to help improve efficiency, whether it's changing their habits or buying more energy-efficient appliances.



REAL ESTATE CLASSIFIEDS
610-323-7000 • classified@pottsmmerc.com

ACTIVE ADULT LIVING

Affordable Retirement Where Life Matters - 2BD, 1BA Garden Apt in great loc. Sanatoga Ridge (Unit K-101) w/ all amenities. Maint. free living., easy access \$150,645. Contact David, (610) 326-6282. No Realtors Please.

APARTMENTS FOR RENT (UNFURNISHED)

APARTMENTS/ROOMS Furnished, daily/weekly, private bath, sec. system. CALL 610-948-7874

Gilbertsville - 3BR, W/D, OSP. No pets/smoking. \$1,100/mo incl Ht/HW. (610) 754-6086

Linden Apartments 1, 2 & 3 BR Start at \$775/mo, HT/HW incl. No pets. Call 610-458-5012

NORCO APARTMENTS 1 & 2 BR. No Pets. Ht/HW incl. \$775-875/mo. (610) 458-5012

North Coventry - 1 & 2 Bdrm. Apts. Ht/HW incl. Near Mall! Call (610) 326-4050

PHOENIXVILLE: 1 & 2 BR apts. Carpeted w/ Balcony. No pets. (610) 933-4879

POTTSTOWN - 3BR, 2BA Apt. Section 8 ok. Call (484) 614-7275

Pottstown/N. End 2BD Avail. Balcony/Patio, C/A. Lovely residential area. (610)326-4050

APARTMENTS FOR RENT (UNFURNISHED)

Pottstown/E. End - Lrg 2BR in small complex, lovely residential area. Includes heat/hot water. (610) 326-4050

Royersford - 1BD & 2BD apts, laun., parking, pets ok. \$715-\$945, incl ht/hw. (610)948-8725

ROYERSFORD - Rural 1BD carriage hse. Private. 1 bath, FP. \$950, incl w/s. (610) 329-1083

Sassamansville - 2BD Bi-Level Apt, EIK, w/d hkup, storage. \$880, oil ht incl. (610) 948-8725

SPACIOUS 1, 2, & 3 BR Apts. Quiet setting, Pet Friendly, convenient access to Routes 422, 663 & 100. For more information call 610-750-8917. Bring this ad with you and we will waive all application fees.

Spring City - 1 BD, \$700 + elec. **Royersford** - Effic., ground flr, \$650, incl ht/hw/elec. Add'l charge for second person. **Pottstown** - 1+BD, \$750 + elec. Some apts have OSP & laundry facilities on ground floor. Please call 610-948-4181

STOWE - (5) 1BR Apts, (1) 4BR Apt available. Call Piggy Shirey (610) 698-3465

Yorkshire Apts - 2 BR, No pets. Elevator on Premises. \$975/mo., Ht/HW incl. 610-458-5012

Please Recycle This Newspaper

HOUSES FOR RENT (UNFURNISHED)

POTTSTOWN - Second Street, 4BD, 1½BA. \$1,450/mo, incl. heat. Call (610) 858-5824

ROBESON TWP - 2BD, 1 Office. 1/2 of a house. Immed. occupancy. Gas ht., C/A, private location. \$950/mo, incl tr/w/s. Pets considered. (610) 582-8344

St Peters Village - 4BD, 2½BA, 2-car gar., bsmnt, FP, DW, W/D hkup, A/C, OJR S.D. 5 ac. Pets Ok. \$2100+util. (610) 469-9675

ROOMS FOR RENT

CHATEAU - Boyertown area. Clean, secure, private parking. \$100/wk+. (610)367-5112

Royersford Area Room Rental w/own bath in my home. \$600/mo., incl. utils. 610-831-1873

MOBILE HOMES FOR SALE

Boyertown Area Mobile Home NEW 2016 3BD/2BA, C/A, on large lot with garage and carport. \$45,000. 610-845-3349

Spring City - Eagle River 2016 2BD, 1BA, 14x62. Many Extras. \$59,900 Millers M.H.P. Retirement Cmnty. (570) 241-1854

VALLEY VIEW MOBILE HOME SALES (610)933-5627

PLEASE RECYCLE this newspaper

Boyertown**610-369-0303****Pottstown****610-326-7300****Morgantown****610-286-3032****Royersford****610-948-7300****Red Hill****215-679-0303****WE WORK FOR YOU!****MLS #6853449**

Boyertown 5 BRs; almost 7 acres; pole barn/room for 2 horses; in ground pool; 1st floor Master Suite, dual view fireplace; 1st floor Family Room; basement with Rec Room walks out to ground level - could become In-law Suite; meticulous landscaped with paver tiles; private setting backs up to woods.

\$565,000 • Carol Wozniak • 610-367-7324**MLS #6846040**

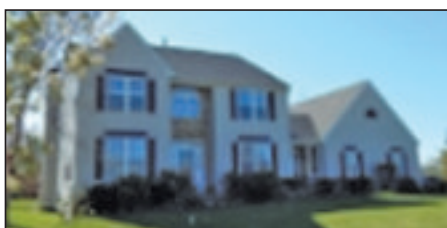
Fantastic Kitchen, stainless steel appliances, Quartz counter tops, self-closing drawers, tumbled marble back splash. New heater 2008. 3BR, 1.5 Baths, updated electric, 2nd floor balcony, new windows, move-in condition. Boyertown S.D.

\$145,000 • Carol Wozniak • 610-367-7324**MLS #6807757**

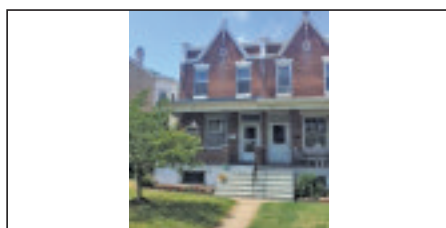
Manicured home, prime location, Waterford Greene in Limerick; so close to 422 & shopping districts. 3 BR 2.5 BA, gas heat and cooking plus central air. Master Bedroom has private bath and walk-in closet. Finished Rec Room in basement, fenced rear yard, mature shade trees.

\$299,000 • Carol Wozniak • 610-367-7324**MLS #6862125**

Fully renovated, 3 Bedroom, 2 full Bath Bi-level in Daniel Boone with lots of extras and inclusions. 1800+ sq ft of well situated living space. Gorgeous 40 foot paver patio with a built-in stoned front granite topped BBQ and fireplace. Must See!

\$217,900 • Keith Kline • 610-213-1473**MLS #6781012**

Spring Ford SD beautiful 4BR 2BA Single, 3 car garage, deck w/gas hookup BBQ, wood floors, ceramic tile, vaulted ceiling, wet bar, .93 acres.

\$437,500 • Keith Kline • 610-213-1473**MLS #6811547**

Spring Ford SD 3 BR 1 BA Twin features newly refinished original hardwood floors both downstairs & upstairs. Freshly repainted throughout. Fenced-in back yard. New boiler installed in April, 2016 includes a transferable warranty. New stove & microwave fixture. New roof done in 2010.

\$159,900 • Keith Kline • 610-213-1473**MLS #6826934**

Newly updated 3 BR, 2.1 Bath Townhouse in Rittenhouse Square, Trappe. New hardwood main floor, new carpets upstairs, semi-finished basement.

\$214,500 • Keith Kline • 610-213-1473**MLS #6870731**

Updated Royersford 3 story 1900's Victorian. 4 Bedrooms, 1 additional room, 1.5 Baths. Rear Balcony. Detached 1 car garage. 1850 sq ft of living space. Flower beds full length of the home as you walk down the Custom sidewalk leading to relaxed patio setting. Patio is surrounded by beautiful gardens. Please visit this beautiful home.

\$224,900 • Keith Kline • 610-213-1473**MLS #6695236**

The brand new Rotelle built custom house plans, the Transitions Series on Berks County 3-acre lot. Featuring multiple unique floor plans; this revolutionary series allows you to customize to fit your lifestyle. Offering 3 different first floor options to choose from: the Urban, Professional or Vintage.

\$323,400 • Vanessa Deskie • 484-944-4229**MLS #6827746**

3 BR, 1.5 Bath Boyertown Stone beauty dating back to 1840 with the modern conveniences of today. Deep window sills, open beam ceiling, wooden floors and an open hearth walk-in Fireplace convey evidence of days gone by.

\$168,000 • Vanessa Deskie • 484-944-4229**MLS #6729407**

SHORT SALE! 3 BR, 1 Bath, Cape in North End Pottstown. Tastefully decorated, finished basement, 2 car driveway parking. Large covered back deck, Koi pond and waterfall are waiting in this borough Single.

\$120,000 • Vanessa Deskie • 484-944-4229**MLS #6842294**

One year young, 3BR, 2BA, mobile home located in Mountain Village. Convenient to Bear Creek Resort. Upgrades galore. Make your appointment today. Brandywine S.D.

\$65,000 • Vanessa Deskie • 484-944-4229**LAND****MLS #6516371**

Attractive 3.21 acre wooded building lot in the Boyertown area. Perk approved for drip irrigation system. Bring your own builder and build your dream house on this large country lot and enjoy country living. Close to all major highways and shopping.

\$79,900 • Vanessa Deskie • 484-944-4229**MLS #6753823**

3 story Colonial in Daniel Boone S.D. Large Kitchen, Dining Room, Den, Family Room w/fireplace, 5 Bedrooms, 4.5 Baths. Master BR w/ Sitting Rm & Bath with separate tub and shower, 2 walk-in closets. Upper Bedroom w/bath & Kitchennette. 3 car garage. Must see!

\$399,900 • Richard Zuber • 610-369-0303, X233**MLS #6848222**

North Coventry 2 Story Colonial on 2.8 acres. Kitchen, Dining Room, Living Room, 4 Bedrooms, 2.5 Baths, Family Room, 2 car Garage. Rural location. Convenient to main arteries. Patio. Fenced yard.

\$359,900 • Richard Zuber • 610-369-0303, X233**MLS #6765539**

Upper Pottsgrove Twp. custom built brick and alum. Rancher. Country Kitchen, formal Dining Room, Living Room with fireplace and cathedral ceiling. Den, 4 BR, 2.5 BA, Family Room with fireplace. Oversized 2 car garage.

\$275,000 • Richard Zuber • 610-369-0303, X233