

# Welcome Home



\$ 225,000



3251 Marilyn Avenue, Eagleville, PA 19403

[WEB: MarilynAvenue.com](http://www.MarilynAvenue.com)

- » **Beds:** 3 | **Baths:** 1 Full
- » Single Family | 1536 square feet | Lot: 0.51 acres
- » Quiet, Partially Wooded 1/2 Acre Lot
- » Hardwood Floors
- » Walk Up Attic to Spacious Second Floor
- » Close to Community Parks, Schools & Library
- » Convenient to Major Highways and Shopping

QR Code



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Welcome Home! This charming 3 bedroom, 1 bath home, on a beautiful private and peaceful, semi-wooded half acre lot, is just waiting for you! Bright and airy family room offers many windows is a great spot for enjoying sunny days and evening sunsets. The spacious living room features a wood stove with liner and power fan to the second floor. The galley style kitchen features a beautiful custom built-in butcher block cutting board, a convenient pass through to the adjoining dining room, ceramic tile floor and plenty of cabinet and counterspace. Spacious dining room offers a lovely bay window overlooking the scenic backyard, creating a perfect place to enjoy your morning coffee while watching wildlife and nature's beauty. Completing the main level are three nice size bedrooms, full tiled bath with tub surround, large coat closet and pantry off the kitchen. Original hardwood floors in the living room, and two front bedrooms. Walk-up attic to the spacious second floor featuring a large storage area and a sizeable finished room which could be used as a fourth bedroom. Two patios, one covered, and a huge backyard make for a wonderful environment for outdoor entertaining and activities. Plenty of parking on the huge driveway and in the oversize 1.5-2 car attached garage. New backyard fence, and new oil tank. Great

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