

<a href="#">PADE2000776</a>	RES	CLS	34 Wharton Dr	Glen Mills	End of Row/Townhouse	3	2/2	\$555,000	08/26/21
<a href="#">PADE2001626</a>	RES	CLS	45 Dorset Rd	Glen Mills	End of Row/Townhouse	3	2/1	\$580,000	08/31/21
<a href="#">PADE2003252</a>	RES	CLS	22 Newberry Ct	Glen Mills	End of Row/Townhouse	3	3/1	\$590,000	09/09/21

Distance	MLS #	Type	Status↓	Address	City	Structure Type↑	Beds	Baths	Price↓	Date	DOM
3.2 mi	<a href="#">PACT2007050</a>	RES	CLS	230 Greenbriar Dr	West Chester	Interior Row/Townhouse	3	3/1	\$579,000	11/19/21	40
4.9 mi	<a href="#">PACT2005146</a>	RES	CLS	1151 Newbury Ln	West Chester	Interior Row/Townhouse	3	3/1	\$605,000	10/19/21	4
3.1 mi	<a href="#">PACT2003132</a>	RES	CLS	302 Greenbriar Dr	West Chester	Interior Row/Townhouse	3	3/1	\$642,000	08/30/21	4
4.6 mi	<a href="#">PACT2017388</a>	RES	CLS	11 Tulip Dr	Malvern	Interior Row/Townhouse	3	3/1	\$770,000	04/12/22	9
3.2 mi	<a href="#">PACT2006594</a>	RES	CLS	210 Greenbriar Dr	West Chester	End of Row/Townhouse	3	2/2	\$585,000	11/12/21	27
4.4 mi	<a href="#">PACT2027070</a>	RES	PND	1311 Robynwood Ln	West Chester	End of Row/Townhouse	3	3/1	\$695,000	06/20/22	4

# 46 Wharton Drive Upgrades

## 1ST FLOOR

### **Kitchen:**

2020 Renovation

- New extended quartz countertops 122" island
- New custom backsplash
- New cabinet hardware/brushed nickel faceplate covers
- New sink
- New faucet
- New stainless black top of the line Samsung Appliances
- New lighting
- Freshly painted
- New outlets throughout
- Composite oversized deck

### **Living Area:**

- Matching quartz fireplace surround/hearth (2020)
- All lighting replaced with high end mid century modern lighting (2019)
- Freshly painted in gray/ accent wall dark gray
- New brushed nickel floor vents
- New matching stair runner carpet
- All new luxury vinyl plank floors installed (2022)

### **1st Floor Powder Room**

- Complete renovation (2019)
- New pedestal sink/faucet
  - New toilet
- New lights and chandelier
  - Custom paint

## **LOWER LEVEL**

### **Main basement:**

- Complete gut and renovation (2020)
- 9ft drywall ceilings (no drop panel)
- New high end carpet in basement and stairs
  - Tile wood plank flooring
  - Granite thresholds
- Custom paint throughout
  - Stone accent wall
- Custom granite and stone 10ft bar
  - Pendant lighting over bar
- New brushed nickel hardware throughout
- Custom theater movie screen installed
  - Blackout/cellular shades

### **Rear Basement:**

- Custom rubberized flooring
- 4 additional outlets installed

### **Basement Powder Room:**

- Full renovation (2020)
- New wood tile floors and trim
  - New lighting
  - New toilet
- New custom granite sink
  - New faucet
- Custom paint

## **UPPER LEVEL**

- Custom paint in all bedrooms
- New high efficiency Samsung Washer/Dryer
  - Blackout and cellular shades
- Custom lighting, dedicated heat lamps installed

## **Exterior Upgrades**

\$25,000 stone patio with wall and built in lighting installed (2021)

\$6000 landscaping installed with shrubs, bushes, lighting, and custom flower beds created