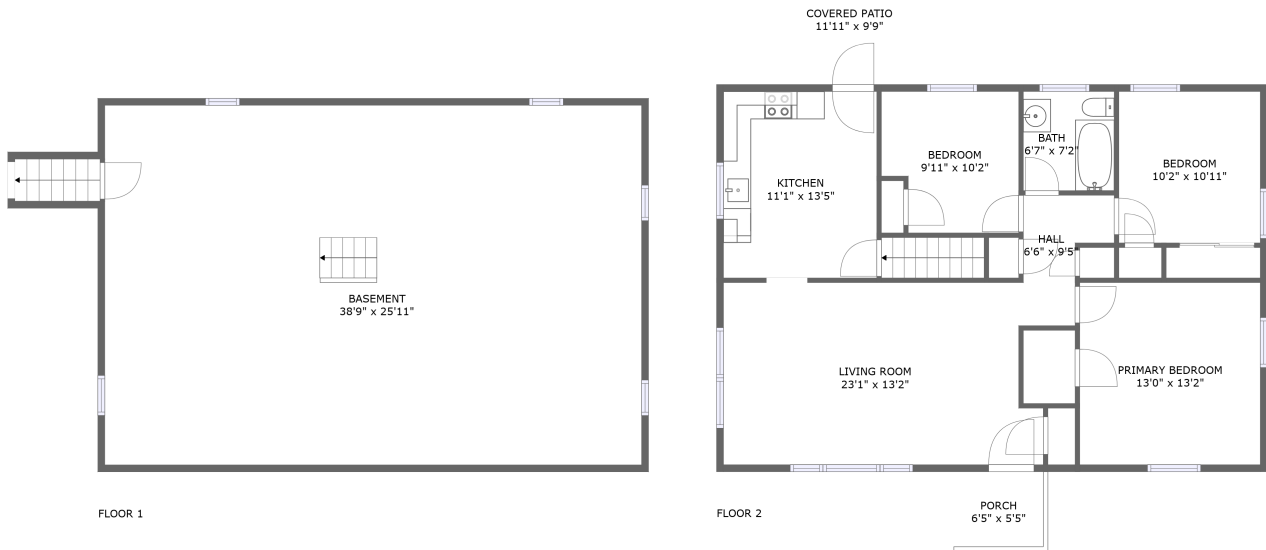



**723 Valley Ave, Atglen, Chester County, Pennsylvania,  
United States, 19310**



## Property summary

 **0** Garages

 **3** Bedrooms

 **1** Bathrooms

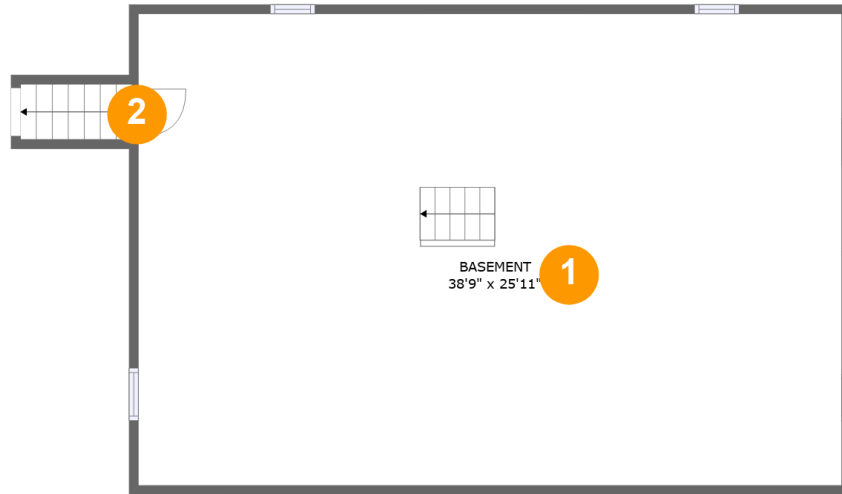
 **0** Half baths

 **2** Floors

 **1,109**  
Gross living  
area sqft

 **2,330**  
Total sqft

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## Room dimensions

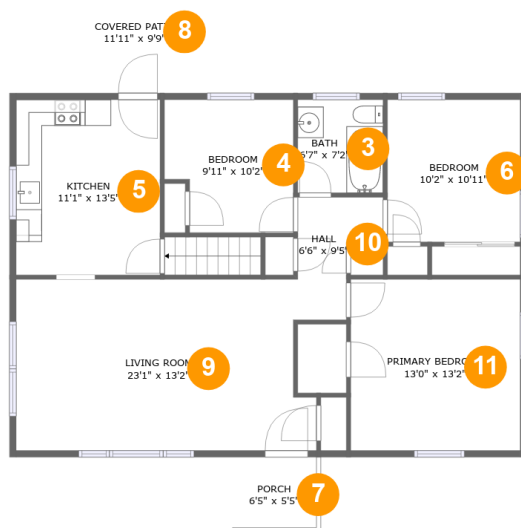
Floor 1

Total sqft: 1069

Living area: 0

#		Dimensions	sqft	Counted as living area
1	Basement	38'9" x 25'11"	1004 sq. ft	No
2	Outdoor	6'2" x 3'1"	19 sq. ft	No

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## Room dimensions

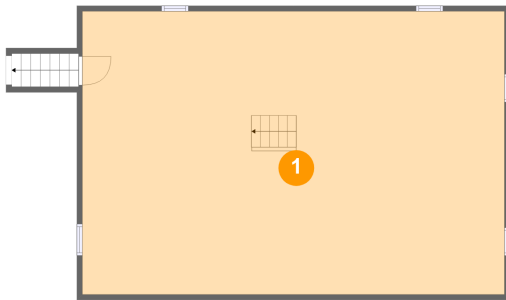
Floor 2

Total sqft: 1261 Living area: 1109

#		Dimensions	sqft	Counted as living area
3	Bath	6'7" x 7'2"	47 sq. ft	Yes
4	Bedroom	9'11" x 10'2"	93 sq. ft	Yes
5	Kitchen	11'1" x 13'5"	149 sq. ft	Yes
6	Bedroom	10'2" x 10'11"	111 sq. ft	Yes
7	Porch	6'5" x 5'5"	35 sq. ft	No
8	Covered Patio	11'11" x 9'9"	117 sq. ft	No
9	Living Room	23'1" x 13'2"	287 sq. ft	Yes
10	Hall	6'6" x 9'5"	46 sq. ft	Yes
11	Primary Bedroom	13'0" x 13'2"	171 sq. ft	Yes

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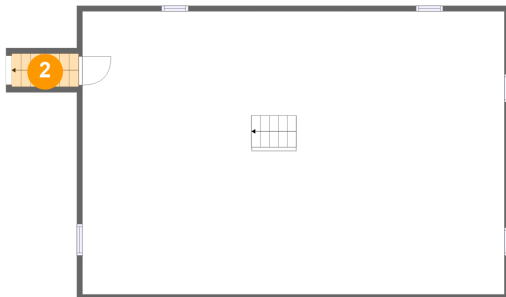
## 1 Floor 1 - Basement



Dimensions: 38'9" x 25'11"  
Area: 1004 sq. ft  
Counted as living area: No

Heated: Yes  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 2 Floor 1 - Outdoor

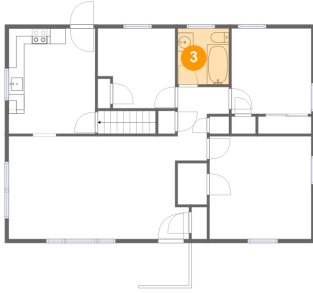


Dimensions: 6'2" x 3'1"  
Area: 19 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: No  
Contiguous: Yes  
Permitted: No  
Wet space: No  
Addition: No  
Conversion: No

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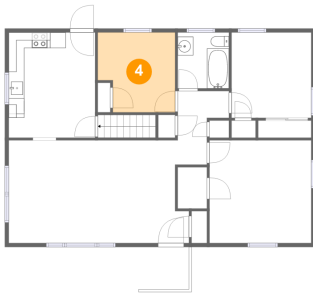
### 3 Floor 2 - Bath



Dimensions: 6'7" x 7'2"  
Area: 47 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

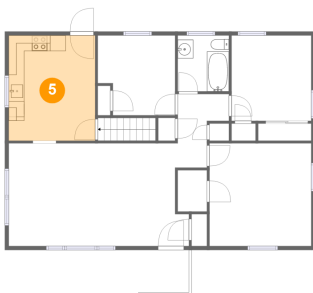
### 4 Floor 2 - Bedroom



Dimensions: 9'11" x 10'2"  
Area: 93 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

### 5 Floor 2 - Kitchen

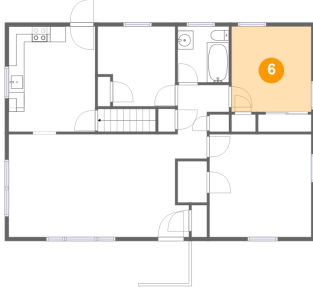


Dimensions: 11'1" x 13'5"  
Area: 149 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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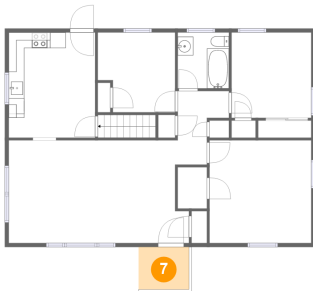
## 6 Floor 2 - Bedroom



Dimensions: 10'2" x 10'11"  
Area: 111 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

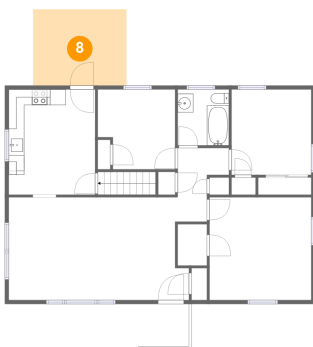
## 7 Floor 2 - Porch



Dimensions: 6'5" x 5'5"  
Area: 35 sq. ft  
Counted as living area: No

Heated: No  
Finished: Yes  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 8 Floor 2 - Covered Patio

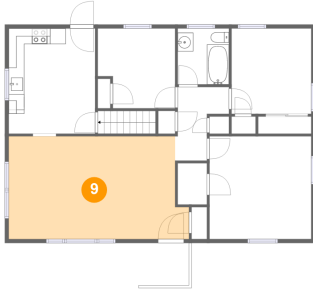


Dimensions: 11'11" x 9'9"  
Area: 117 sq. ft  
Counted as living area: No

Heated: No  
Finished: Yes  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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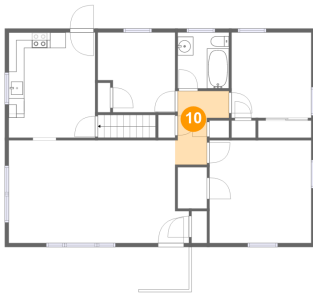
## 9 Floor 2 - Living Room



Dimensions: 23'1" x 13'2"  
Area: 287 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

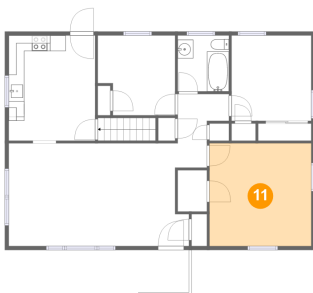
## 10 Floor 2 - Hall



Dimensions: 6'6" x 9'5"  
Area: 46 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 11 Floor 2 - Primary Bedroom



Dimensions: 13'0" x 13'2"  
Area: 171 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No