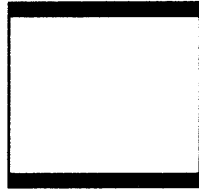


# **PROPERTY INFORMATION PACKAGE**

**MUTUAL  
REAL ESTATE  
CORPORATION**



**1630 OLD YORK ROAD  
SUITE 100  
ABINGTON, PENNSYLVANIA 19001  
(215) 784-9100 • FAX (215) 784-9540**

## **PROPERTY ADDRESS**

**ST. CATHERINE'S HOUSE  
ELKINS ESTATE  
1750 ASHBOURNE ROAD  
ELKINS PARK, PA**

### **MUTUAL REAL ESTATE CONTACT:**

**LOUIS J. SYRKUS  
OR  
LEE J. FADEN**

## Summary of Pertinent Information

<b>ADDRESS:</b>	1750 Ashbourne Road Elkins Park, PA 19027
<b>TOWNSHIP:</b>	Cheltenham
<b>COUNTY:</b>	Montgomery
<b>STATE:</b>	Pennsylvania
<b>BUILDING SIZE:</b>	± 31,000 Square Feet
<b>ACERAGE:</b>	± 2.5 Acres
<b>PROPERTY DESCRIPTION:</b>	<p>This former retirement home and former home of The Dominican Sisters of St. Catherine de' Ricci is a part of the historical Elkins Estate.</p> <p>The building, constructed of beautiful stone work and with a new roof, contains two stories and a large basement. It is serviced by an elevator and has a full kitchen, dining areas and laundry facilities. Currently, part of the first floor and the entire second floor is divided into bedrooms with attached bathrooms. There is also a room above the second floor which can be used as a recreation room or a quiet retreat area. The basement contains the laundry area and other rooms which can be used for recreational use or assembly areas.</p> <p>There is also a smaller adjacent building which can be used as an administrative office or a residence facility.</p>

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

Surrounding the buildings are stone walkways and beautifully manicured grounds.

Additionally, there is a greenhouse and a garage building.

**ZONING:** Residential

**BUILDING ACCESS:** Access can be made from Beech Avenue, off of Old York Road or by driving through the lovely grounds of the Elkins Estate, utilizing the Ashbourne Road entrance.

**HVAC SYSTEM:** 100% Heated & Air Conditioned.

**REST ROOM FACILITIES:** Most of the rooms on the first and second floor have bathroom facilities.

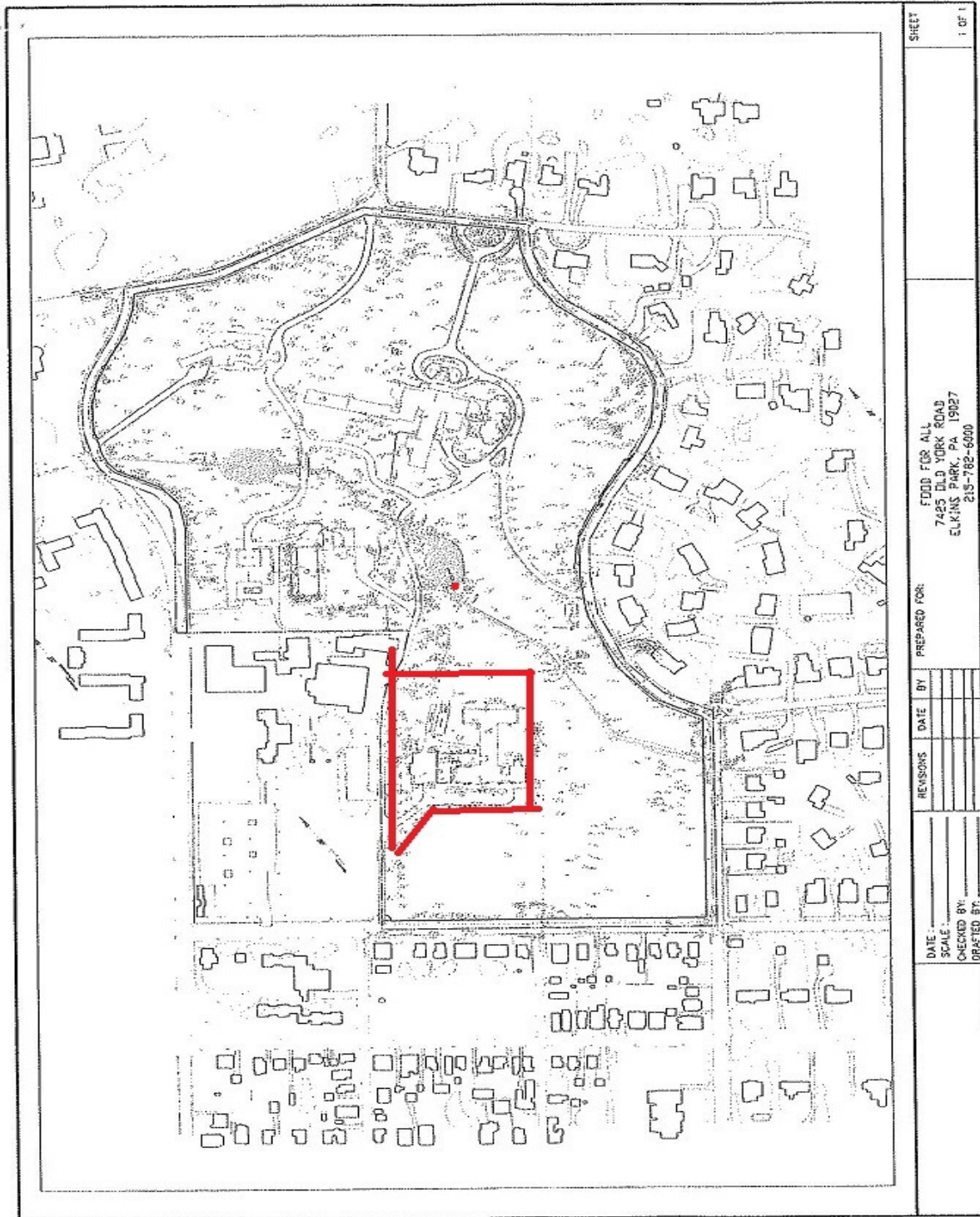
**PUBLIC TRANSPORTATION:** Within minutes of the Elkins Park Train Station and the Route 55 Bus Stop.

**MISCELLANEOUS:** Conveniently located on The Elkins Estate. This property is a short distance from Old York Road (Route 611), and is in close proximity to Cheltenham Avenue, and minutes to Broad Street, Rt. 309 and the Pennsylvania Turnpike.

**SALE PRICE:** \$3,800,000.00

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DATE: _____		REVISIONS		PREPARED FOR:		SHEET	
SCALE: _____		DATE BY		FOOD FOR ALL		1 OF 1	
CHECKED BY: _____				7425 OLD YORK ROAD			
OPERATED BY: _____				ELKINS PARK, PA 19027			
				215-782-6090			

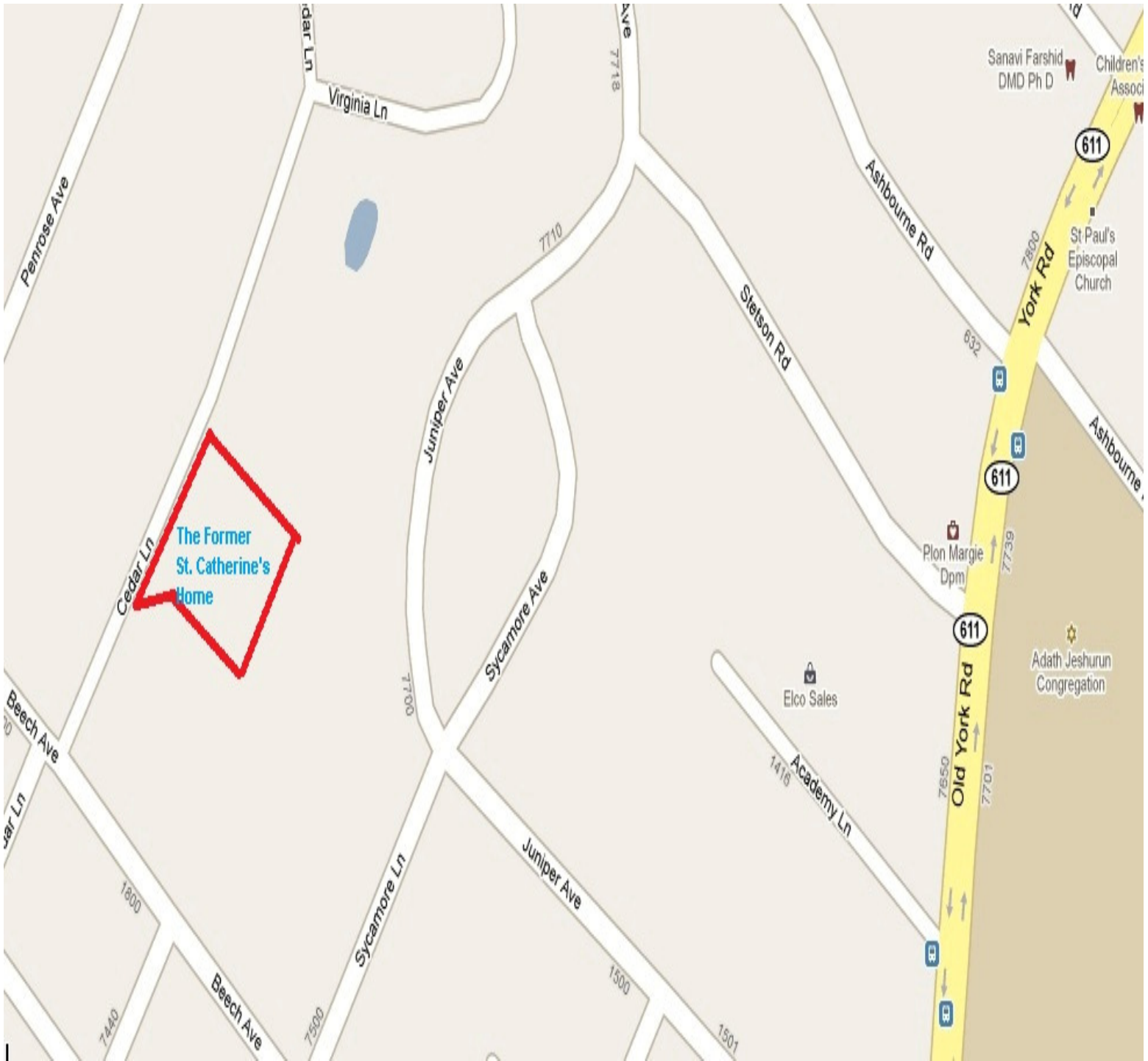
## SITE PLAN

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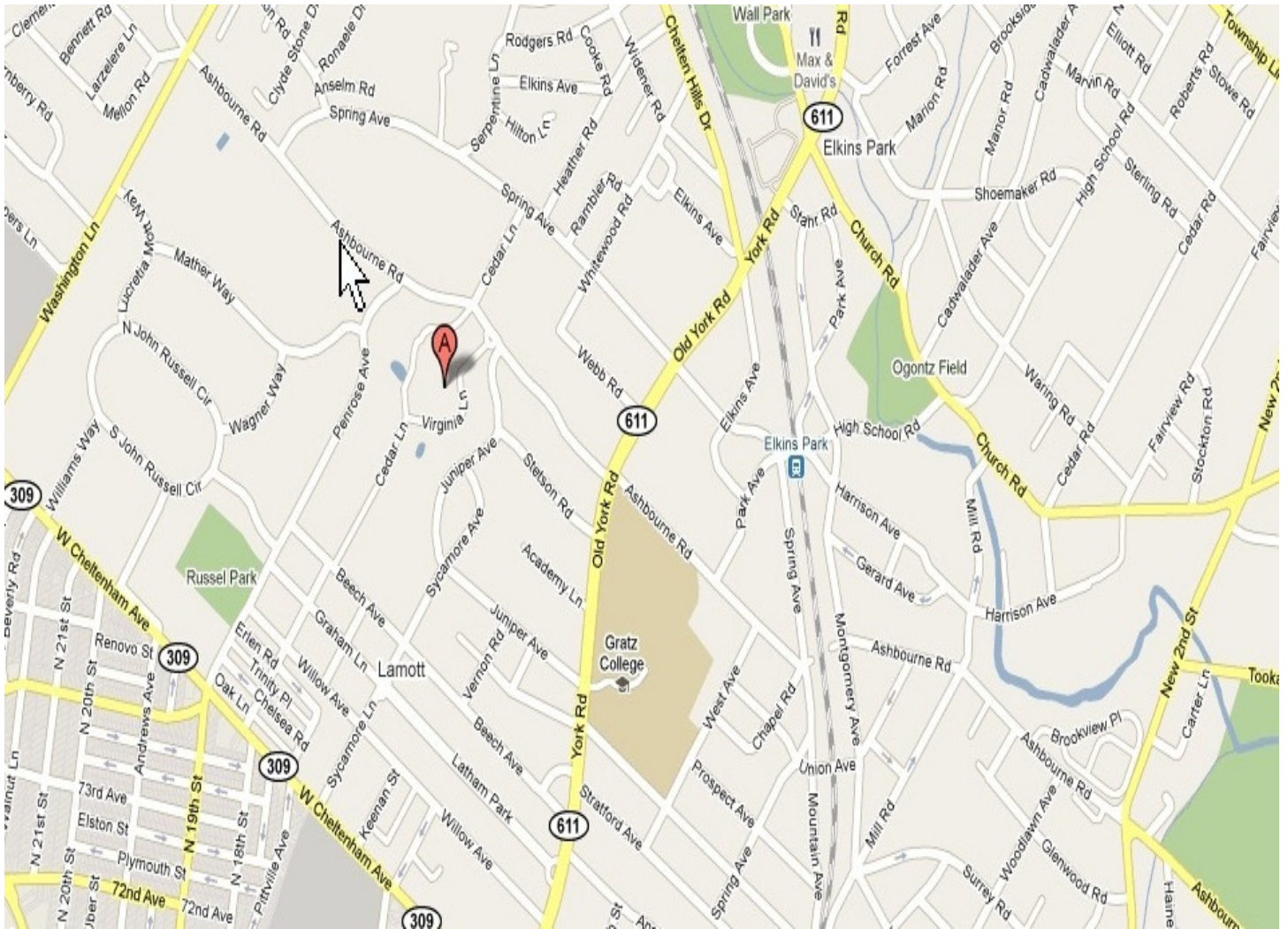
## **AERIAL VIEW OF THE FORMER ST. CATHERINE'S HOME**

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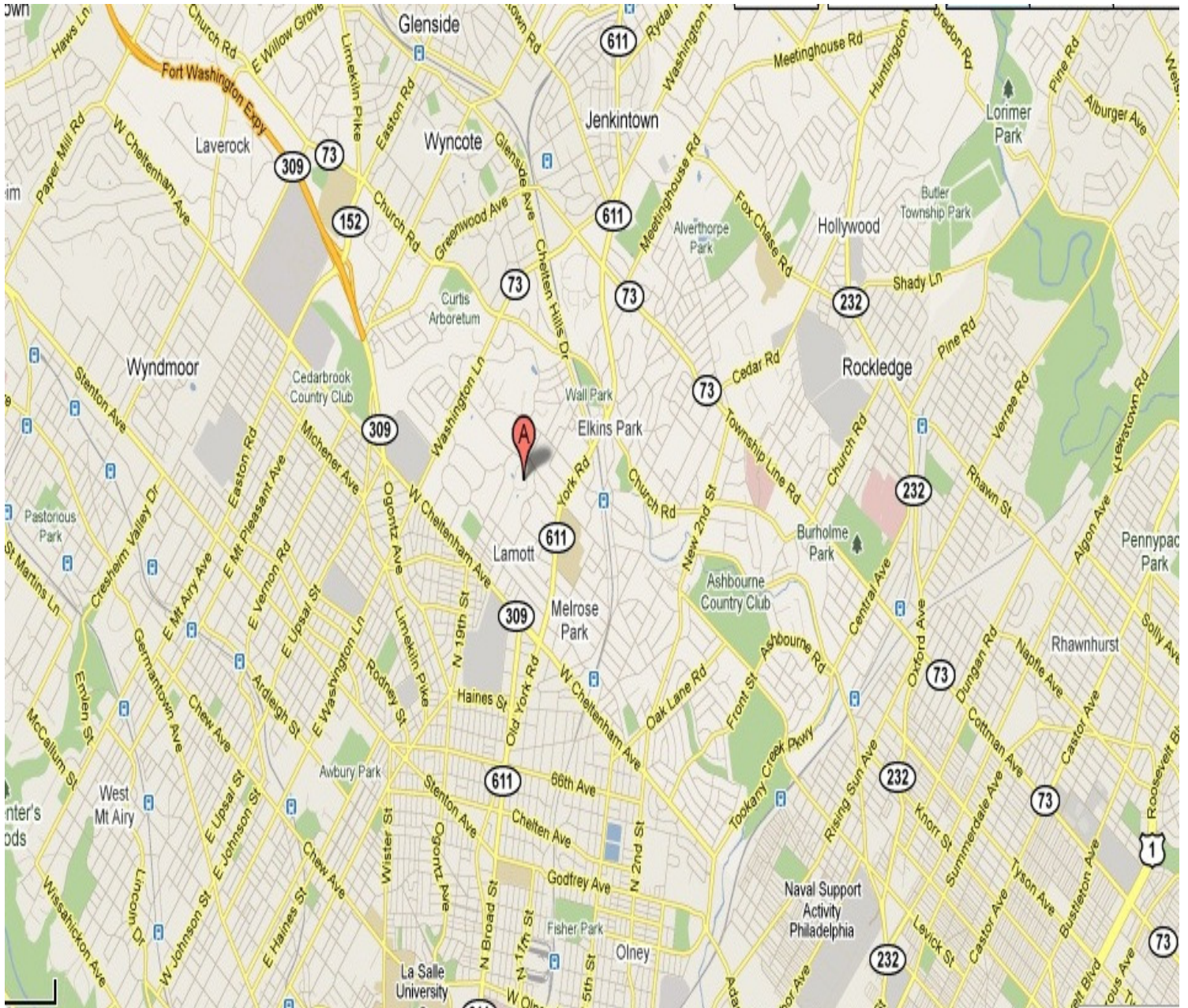
## LOCAL MAP

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## EXTENDED LOCAL MAP

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## REGIONAL MAP

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