



### Sales Center

Model: Whitaker  
 Bedrooms: 3  
 Baths: 2.5  
 2,660 Sq ft • Lot # 128  
 49 Sweet Birch Lane, Womelsdorf PA  
 School District: Conrad Weiser

#### Community Sales Manager:

**Tom McCarty**  
 (717) 419-1488  
 tomm@ownalandmark.com



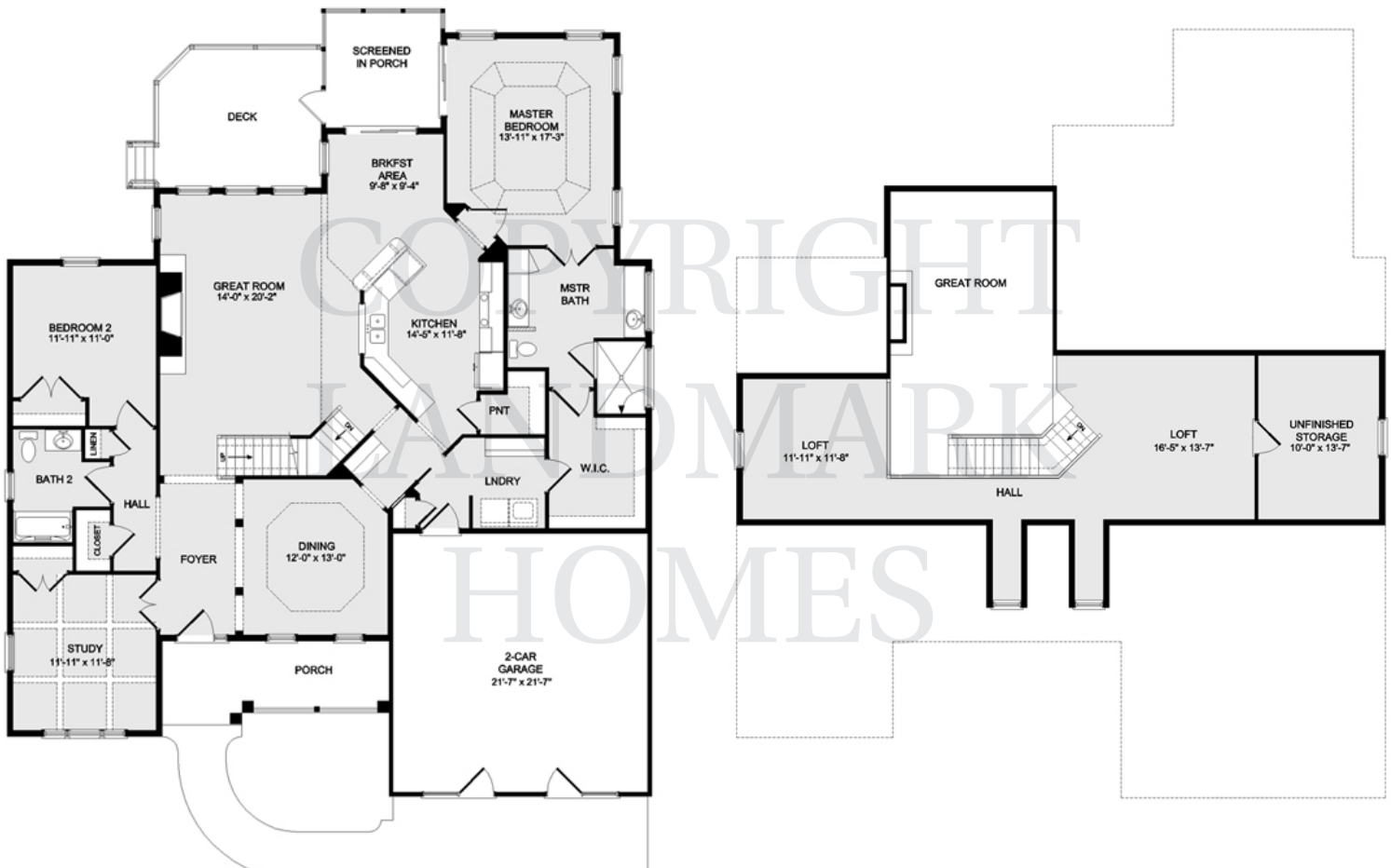
## Stonecroft Village 55+ Community

## Berks County, PA

- 1+ story home with a finished basement, open floor plan, lofty ceilings, and lots of natural light; stamped concrete front walk and welcoming front porch with custom posts
- Designer features throughout such as tray, truncated, and coffered ceilings, 10' and 12' ceiling heights, wide baseboard, door and window trim, rounded wall corners, crown molding, designer paint selections, and much more
- Additional space on second level includes a large Loft overlooking the Great Room, plus an unfinished storage area
- Light-filled Great Room with 12' ceilings and a cozy gas fireplace with raised hearth and stone surround
- Spacious, open Kitchen features a smooth top range, granite counter tops with tile backsplash, tile flooring, pantry, and serving cabinets adjacent to the Dining Room
- Owner's Suite with truncated ceiling includes a walk-in-closet and a private bathroom with a tile shower and two vanities with silestone counter tops
- 12' x 14' composite deck with steps to back yard is accessible from the screened-in porch
- Fully finished daylight basement with 10' Superior Walls includes a powder room, full kitchen, and storage closet
- Central vac, Nutone intercom system, and security system

**Directions: Rt 422 into Womelsdorf. South on Rt. 419 / N. 3rd St, then right on W. High St. Travel .7 mile to community entrance, on left. Right on Sweet Birch Ln to home on left.**





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