

FOR RENT! (\$2800-\$3000/mo)



1413 Balmoral Rd, Coatesville, PA 19320

[Apply Online!](#) (NO Section 8!)

4 Bed / 2.5 Bath / Living / Dining / Family / Full Finished Walkout Basement

Not Available!	Directions
12/24/36 Month Lease Options Available 2 miles from Septa Rail (R5)/Amtrak Station	Google Bing Yahoo
Property Features	Family Room
- Fully wired for Internet, Phone and Video (CAT 5e, Cat 3 and Cable/Satellite Coax) - Automated Lawn Sprinkler System with 10 zones (48 sprinklers) - Whole house fan for efficient climate control - Pre-wired Alarm System - Main Floor Laundry with included Washer and Dryer - Both Full Baths wired for TV (Cable and Power) - Curtains provided throughout the house - Two Car Garage (with opener) with additional access door - Foundation walls painted with waterproof siding matched paint - Available and Ready for FIOS, Comcast, DirecTV and Dish Network	- Fireplace with Granite Facia and Oak Mantle - Remote Control for fireplace with temperature - Wired for upto 7.1 Surround Sound (Can be used for 2.1, 5.1 or 6.1 surround) - Recessed Lighting with dimmer
Kitchen	Bedrooms
- Granite Countertops 42" Upgraded Cabinets - Island with granite top and storage - Stainless Steel Premium Appliances - Garbage Disposal	- Wired for Cable, Satellite, Phone and at least 2 ethernet ports - Master Bedroom wired for surround speakers - Master Bath Shower with Heatlamp and separate large tub - Ceiling Fans with integrated lighting (Remote Control for Master and Family Rooms) - Premium upgraded carpet pad
Finished Walkout Basement	Backyard
- Ready for Projector with 110" Wide HD Screen (Glass beaded special reflective paint) - Wired for upto 7.1 Surround Sound (Can be used for 2.1, 5.1 or 6.1 surround) - Walkout Sliding Door and Double Hung Window - Plenty of storage for a family	12' x 16' Deck off Kitchen Slider Door with steps to backyard - Piped for natural gas (grill)

Floor Plans (Click to enlarge)



House Pictures (Click to enlarge)

