

## Cold Point Manor Site Information

### Site Description

- 40 Carriage Houses. There are 8 five-unit buildings
- 3 Luxury Designs from 2635 SF to 2735 SF all with 2 car garages and full basements
- Whitemarsh Township, Montgomery County, Plymouth Meeting, PA 19462
- The street name is Carriage Court, addresses start with #101, end with #140
- Cold Point Manor is a Planned Community and will have a Homeowner's Association. \$1500.00 Capital Contribution and the monthly fee is currently estimated between \$90 and \$135 per month
- Carriage Court is a private road. There will be school bus service. Trash will be collected by Whitemarsh Township.

### Proximity to Major Arteries and Transportation

- Two (2) minutes from the North and South entrances of the Blue Route and Northeast Extension of the PA Turnpike (RT 476).
- Five (5) minutes from the East and West entrances of The Schuylkill Expressway (RT 76).
- Five (5) minutes from the Spring Mill SEPTA Train Station in Conshohocken located off of North Lane.
- Approximately Twenty-Five (25) minutes from the Philadelphia International Airport.

### Colonial School District

- Plymouth-Whitemarsh High School
- Colonial Middle School
- Ridge Park Elementary School

### Close Proximity to Shopping and Entertainment

- King of Prussia Mall is approximately fifteen (15) minutes
- The Metroplex Shopping Center on Chemical Road is five (5) minutes
- Plymouth Meeting Mall, currently under renovation to include a Whole Foods Market, P.F. Chang's Restaurant among other retailers is five (5) minutes
- Downtown Conshohocken is five (5) minutes
- Manayunk is fifteen (15) minutes
- Chestnut Hill is fifteen (15) minutes
- Center City Philadelphia is approximately 25 - 45 minutes

### Area Amenities

- Montgomery County Cross County Trail is adjacent to the property
- Valley Green Park at Northwestern Avenue is ten (10) minutes away

### Utility Companies and Important Contacts

- PECO Energy (Natural Gas) – (800)-494-4000
- PECO Energy (Electricity) – (800)-494-4000
- Comcast (Cable, Telephone and Internet) - (800)-220-7920
- Verizon - Cable Telephone and Internet) – (888)-244-4440
- Whitemarsh Township (Township & Sewer) - (610)-825-3535
- Aqua Pennsylvania – (877)-987-2782
- Plymouth Meeting Post Office - 26 E. Germantown Pike, Plymouth Meeting, PA 19462

*The above information is meant to provide you with basic information about Cold Point Manor. Additional information can be found on our website, [www.salpaonebuilder.com](http://www.salpaonebuilder.com) and in the Homeowner's Documents.*

*For any additional questions, please contact the construction office at (215) 542-1331.*