

\$1,235,000 - 23 Woodside Ln, NEW HOPE

MLS® #PABU2002032

\$1,235,000

4 Bedroom, 3.50 Bathroom, 5,331 sqft
Residential on 2 Acres

RIVER CROSSING, NEW HOPE, PA

This gorgeous estate home with over 5,300 sqft of living space is located on a private lot in Upper Makefield's River Crossing neighborhood. Enjoy relaxing and entertaining on the rear stone deck that has stunning views of the lush backyard and the original barn, that was once part of the Kauffman farm. Every rear facing window has similar views which makes this location exceptional. The current owners have continually maintained and upgraded the property during their ownership. There is extensive hardscaping at the front of the house and upon entering the front door one is greeted by the bright two story foyer that opens to the living, dining and family rooms. Wood floors are found throughout most of the main level and the rooms are painted in neutral tones. The living room features a wood burning fireplace, custom molding and doors that open to the conservatory. This versatile space has a vaulted ceiling and a wall of windows that flood the room with natural light. The formal dining room was recently painted, has custom molding and updated light fixtures. The two story family room is enhanced by the second wood burning fireplace, a white bookcase that will remain and exterior doors that open to the rear deck. French doors open to an adjacent office with custom bookcase and the picture window provides views of the rear yard. The family room flows into the newly painted kitchen and breakfast area. Here is also where you will find the second stairway to the upper level. The lighting in the breakfast



area has been updated and the doors also open to the rear deck. The kitchen has been renovated in recent years with new granite counters, under mount sink, backsplash and updated appliances including the gas cooktop, dishwasher, double wall ovens and built in microwave. A reverse osmosis water filtration system provides water to the Sub-Zero refrigerator and one of the faucets at the kitchen sink. Rounding out the main level is a pantry, half bath and the laundry room with brand new washer. The upper level includes the primary bedroom suite, the second bedroom with built in bookcase and desk, walk in closet and updated ensuite bathroom, and two additional bedrooms that share an updated connecting bath. The carpeting on the stairs, in the second floor hallway and primary bedroom is all new. The spacious primary bedroom suite was recently painted and includes a separate sitting area that could be used as an office or nursery. This room has an exquisite view of the rear yard. Other features of the primary bedroom suite include four custom walk in closets, a vanity area and the primary bathroom with double sink vanity, tub, shower with new glass surround and new light fixtures. Located on the lower level is the walk out basement with ample room for a future homeowner to finish. Other notable features of the property include: updated Anderson doors in the family and breakfast rooms, updated Anderson windows in the primary bedroom and bathroom, house wired for surround sound, whole house generator, insulated garage doors in the oversized 3 car garage, newly painted garage floor, underground sprinkler system in the front yard, water treatment system, security system, driveway and rear deck replaced during ownership, all upstairs closets and main level hall closet were professionally customized, 3 zones heat and A/C and the exterior A/C unit for the conservatory is new. The River

Crossing neighborhood is conveniently located just south of New Hope, near several parks and in the highly sought after Council Rock School District. The location also provides easy access to all major routes into NYC, Philadelphia, and the Princeton Route 1 corridor. Come visit this exceptional property today!

Built in 1998

Essential Information

MLS® #	PABU2002032
Sold Price	\$1,235,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,331
Acres	1.82
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	August 25th, 2021

Community Information

Address	23 Woodside Ln
Area	Upper Makefield Twp (10147)
Subdivision	RIVER CROSSING
City	NEW HOPE
County	BUCKS-PA
State	PA
Zip Code	18938

Amenities

Amenities Additional Stairway, Built-Ins, Butlers Pantry, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Formal/Separate Dining Room, Pantry,

Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Water Treat System, Wood Floors

Parking Asphalt Driveway, Paved Driveway
of Garages 3
Garages Garage - Side Entry, Garage Door Opener, Inside Access, Oversized

Interior

Appliances Built-In Microwave, Cooktop, Dishwasher, Dryer, Oven-Double, Oven-Wall, Oven-Self Cleaning, Refrigerator, Washer, Water Heater
Heating Forced Air
Cooling Central A/C
Fireplace Yes
of Fireplaces 2
Fireplaces Wood
of Stories 2
Stories 2 Story

Exterior

Exterior Frame, Brick and Siding, Vinyl Siding
Exterior Features Exterior Lighting, Extensive Hardscape, Flood Lights, Udrgrd Lwn Sprnklr, Deck(s), Patio
Lot Description Front Yard, Rear Yard, SideYard(s)
Roof Asphalt

School Information

District COUNCIL ROCK
Elementary SOL FEINSTONE
Middle NEWTOWN
High COUNCIL ROCK HIGH SCHOOL NORTH

Additional Information

Zoning CM

Listing Details

Listing Office BHHS Fox & Roach -Yardley/Newtown

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Listing information last updated on August 16th, 2022 at 9:31pm EDT