

# **\$460,000 - 3216 Meridian Blvd, WARRINGTON**

MLS® #PABU2025186

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## **\$460,000**

2 Bedroom, 2.00 Bathroom, 1,895 sqft  
Residential on 0 Acres

### **MERIDIAN VALLEY SQ, WARRINGTON, PA**

Investors: This unit is Tenant Occupied with lease that expires August 31, 2024. Exceptional opportunity in Meridian of Valley Square, where one can lead a luxurious, active and secure lifestyle in a premier 55+ resort community in Bucks County. This stunning 2 bedroom, 2 bath, second-floor condo has the unique feature of an EXTRA ROOM with French doors for an office or den. The gourmet kitchen boasts high-end stainless steel appliances, including a new wall oven/microwave, travertine floor, a custom-designed mosaic backsplash, custom cabinetry, gorgeous granite countertops and the custom island with granite, pendant lighting, and seating for 2. The comfortable, open concept floor plan features rich hardwood floors throughout the living area and office, warm designer paint colors, and a corner fireplace to keep things cozy. Access the large private balcony through sliders and enjoy the views. The spacious primary suite has everything one needs--sitting area, tons of closet space, carpeting, and a primary bath with soaking tub, stall shower with seat, and vanity with double sinks. The second bedroom is large and bright and adjacent to the second full bath and laundry closet, which features a new full-size, stacked washer and dryer. BRAND NEW HVAC SYSTEM has just been installed. In addition to an over-sized garage with shelving and an extra refrigerator, there is a private storage area for this unit, also with shelving. The community offers many



amenities including secure entrances, walking and jogging trails, large outdoor pool, and a clubhouse with billiard room, fitness center, library, and more. Walking distance to Wegman's Food Market and the shops and restaurants at Valley Square. Easy access to major commuting routes and a short 10-minute drive to Doylestown Boro and all it has to offer.

Built in 2008

**Essential Information**

MLS® #	PABU2025186
Sold Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,895
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Contemporary
Status	Closed
Sold Date	May 25th, 2023

**Community Information**

Address	3216 Meridian Blvd
Area	Warrington Twp (10150)
Subdivision	MERIDIAN VALLEY SQ
City	WARRINGTON
County	BUCKS-PA
State	PA
Zip Code	18976

**Amenities**

Amenities	CeilingFan(s), Pantry, Walk-in Closet(s), Wood Floors
# of Garages	1
Garages	Oversized, Garage Door Opener

Has Pool                      Yes

**Interior**

Heating                      Forced Air  
Cooling                      Central A/C  
Fireplace                    Yes  
# of Fireplaces            1  
# of Stories                1  
Stories                      1 Story

**Exterior**

Exterior                    Frame  
Exterior Features    Secure Storage, Balcony

**School Information**

District                    CENTRAL BUCKS

**Additional Information**

Zoning                    OBD

**Listing Details**

Listing Office            BHHS Fox & Roach-Doylestown

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